

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF THURSDAY FEBRUARY 12, 2004**

The Wrightstown Township Planning Commission met on Thursday, February 12, 2004, in the Community Room of The Village Library, 727 Penns Park Road, Wrightstown, Pa. Members present were Chair Frank E. Davis, Robert Lloyd, Joseph Halderman, John Fowler, Ann Mark, Dennis Keating and William Perry. Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc. and Township Planner Rick Trailles of Boucher & James, Inc., were also present. Supervisors Chester Pogonowski and Allen Masenheimer were also present. Approximately 20 residents were also in attendance. Chairman Davis called the meeting to order at 8:00 p.m.

Chairman Davis informed the members that Mr. Joseph Colombo had resigned from the Commission due to time constraints and his resignation was accepted with regret by the Board of Supervisors at their last meeting. Alternate Mrs. Mark was appointed by the Board of Supervisors as a permanent member to fill that vacancy. Chairman Davis invited residents in the audience to indicate a willingness to serve as an alternate to the Commission and/or to encourage neighbors/residents to do the same, if interested. Persons should notify the Township Administration Office.

On motion of Member Keating, seconded by Member Mark and approved by all members present, Minutes of the meeting held on January 22, 2004 were approved as presented.

Reshetar 8-Lot Subdivision Preliminary Plan: Applicant Robin Reshetar was present to address the Commission. He acknowledged receipt of the following Review Letters: Pickering, Corts & Summerson, Inc. dated February 6, 2004; Storm Water Management & Erosion Control Report from Urwiler & Walter, Inc., dated September 2, 2003; Unnamed Tributary to Mill Creek Flood Plain Analysis from Urwiler & Walter, Inc., dated November 4, 2002 & December 29, 2003; Sewage Facilities Planning Module from Urwiler & Walter, Inc., dated Sept. 4, 2003 and revised January 14, 2004; Water Impact Study from INTEX Environmental Group, Inc., dated January, 2004; Waiver Request Letter from Urwiler & Walter, Inc., dated September 5, 2003 & January 16, 2004; Fire Marshal letter dated September 12, 2003; Bucks County Planning Commission letter dated October 3, 2003; Boucher & James, Inc., letter dated February 3, 2004.

The Applicant stated that Engineer Canales had met with Engineers Urwiler & Walter, Inc., to review comments relating to the Stormwater Study which had been submitted. He noted that issues relating to the Flood Plain Study would be discussed further.

Applicant Reshetar submitted a letter acknowledging an Easement from adjacent property owner Jeffrey Stout for a fee of \$1,000.00. Engineer Canales stated that the easement site would extend to the creek.

Applicant's attorney Bradford Lare distributed a review letter, comparing comments noted in Engineer Canales' letter to matters understood by Applicant Reshetar, and asked for the privilege of dialoguing.

The Applicant and Commission spoke about Waiver #1, Parcels A & B: Open Space which might be deeded to the Township and a possible installation of a jogging trail on the Space. Commission members noted that this was a decision for the Board of Supervisors.

Waiver #5: Environmental Study manuals would be delivered to the Administrative Office on Friday, February 13, 2004 by the Applicant.

Waiver #6: The proposed street name, Thoreau Drive was discussed. The Historic Commission and Board of Supervisors must be consulted, however the suggestion of Pottery Lane was offered since the site had previously had a pottery business at the location.

A lengthy discussion focused on the 15,000 gallon water storage tanks, a review by the Fire Marshal, maintenance of tanks, access and source of water, depth of covering (grass &/or stone); and material of cap(s), as well as method of aeration.

Member Keating noted that neighbors' concerns related to extensive flooding. At the request of Engineer Canales, new drawings would be requested for submission regarding silt which must be removed and re-lining along the area of Park Avenue. Engineer Canales needed back-up data, reports and sources of reports in resubmission.

Chairman Davis stated there was a substantial amount of work yet to be satisfactorily completed prior to submission to the Board of Supervisors with a recommendation from the Planning Commission. Members agreed that if the Applicant submitted all materials/information to Engineer Canales and he reviewed and approved all items, the Applicant could request a position on the Supervisors' Agenda at that time.

Open Space issues would continue to be reviewed and a formal recommendation rendered by the Planning Commission: water tanks and relating homeowner association documents would be developed to the satisfaction of the Engineer, Attorney and Commission prior to recommendation to the Board of Supervisors. All homeowner maintenance and responsibilities must be clearly defined.

Chairman Davis invited comments from residents, who responded with concerns about drainage, well water, truck and other vehicular traffic on Park Avenue.

On motion of Member Lloyd, seconded by Member Fowler and agreed to by all Members, the Application may be submitted to the Board of Supervisors with the understanding that all above matters be completely and entirely reviewed with approvals documented by Engineer Canales prior to the submission prior to requesting Agenda placement.

All matters included: Compliance with all items in the Engineer's letter dated February 6, 2004; All matters in the Consultant/Planner's letter dated February 3, 2004; Concluded items must be shown on Plans approved by Engineer Canales; The Flood Plain reports must comply with regulations in Section 905-3.C.

Applicant Robin Reshetar granted a Letter of Extension to the Township until April 30, 2004 which will be delivered to the Administration Office on Friday, February 13, 2004 by Secretary Hibbs to allow time for all matters to be resolved in entirety.

Picard Subdivision Preliminary Plan: Representing the Applicant was Nicholas T. Rose, P. E., of ProTract Engineering, Inc. Owners of the property on Durham Road, known as TMP No. 53-15-8 are Norman and Priscilla Picard, who propose developing the 6.15 acres into five single family lots.

Discussion centered on the proposed plan to provide access to two lots via a shared driveway from Durham Road, a shared driveway from Lark Lane and the fifth lot shows plans to be accessed from an existing driveway on Durham Road.

Members suggested that the applicant attempt to acquire a small parcel of land from a neighboring property to make driveway access more desirable; the possibility of planning a cul-de-sac; identification of wells on adjacent properties; reducing the number of lots due to impervious surface calculations and septic system planned locations.

Public comments centered on traffic and entrances to Durham Road as being undesirable; school bus turning problems already in existence and drainage problems.

The Applicant agreed to return at a later time with a new configuration.

Loeffler Preliminary Plan: Representing the Applicant was Nicholas T. Rose, P. E., of ProTract Engineering, Inc. Owners of the property on Second Street Pike, Penns Park, Pa., known as TMP No. 53-12-18-3 are Joseph and Margaret Loeffler and the Applicant is developer known as Prime Properties, Inc.

Discussion centered on a planned “crawl lane” along the easterly side of Second Street Pike as it approaches the property for the use of quarry trucks, an extreme amount of quarry dust, flag lots and shared driveways as shown on the plans which SALDO does not recommend. Sight distance at driveways was a serious concern.

Chairman Davis invited residents in the audience to comment: neighbor Don Garner commented about well water, drainage, as well as a berm to separate the properties from his business.

The Applicant agreed to return at a later date, addressing concerns expressed and those in Review Letters of Engineer Canales, the Bucks County Planning Commission and Consultant/Planner Stern Goldstein.

Other Business: Commission Members asked Chairman Davis to guard against several plans being scheduled on any one agenda which would require extensive reviews and timing. Chairman Davis asked members if they would consider scheduling a Work Session to review Amendments to the Joint Municipal Zoning Ordinance, as there were several requiring consideration/comments. The idea received no positive response.

Chairman Davis stated that he would invite Joint Planning Commission Member David Kulig of Upper Makefield Township to attend the meeting of February 26 to address the proposed Conditional Use/Special Exception Amendment Proposal.

Lighting Ordinance Amendment: A proposed amendment relating to Lighting was considered. Timing of lighting was reviewed. It was agreed by consensus to recommend the Board of Supervisors approve this Amendment with a proviso that SALDO include regulations relating to timing.

Further, it was recommended that the portion of Item “j” on page 3, where applicable must also comply with the requirement of the Subdivision and Land Development Ordinance of each member municipality be added to Item “g” on page 2 for further definitive guidelines.

Adjournment: On motion of Member Lloyd, seconded by Member Fowler and approved by all Members present, the meeting was duly adjourned.

Respectfully Submitted,

Ethel K. Hibbs, Secretary