

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF THURSDAY, MAY 27, 2004**

The Wrightstown Township Planning Commission met on Thursday, May 27, 2004 in the Community Room of the Village Library, Penns Park Road, Penns Park, Pa.

Members present were Frank Davis, Robert Lloyd, John Halderman, John Fowler, Ann Mark, William Perry, and Norman Sommer. Also present were Township Planner Judith Stern Goldstein of Boucher & James, Inc., Township Engineer Jim Majewski of Pickering, Corts & Summerson, Inc., and Wrightstown Township Supervisor Jane Magne.

Chairman Davis called the meeting to order at 8:00 P. M., noting that a quorum was present.

On motion of Member Lloyd, seconded by Member Mark with all Members present voting approval, minutes of the Meeting held on May 13, 2004 were approved with the deletion of Paragraph 4 of the Johnson/Vanni Subdivision Sketch Plan details.

Deacon/Popper Minor Subdivision Preliminary/Final Plan: Mr. Marc D. Jonas, Esquire of Eastburn & Gray, P. C., was present to address the Commission on behalf of property owners George Popper and Patrick Deacon.

Mr. Jonas stated that the items contained in the Review Letter of Consultant/Planner Judith Stern Goldstein dated May 5, 2004 were all indicated as “will comply” items.

Discussion centered on the Review Letter of Pickering, Corts & Summerson, Inc., dated May 6, 2004: Plan of Subdivision: Page 3, #5 is a matter to be discussed since the ground area restricts where the “percolation tests” were positive.

A letter from the Lingohocken Fire Chief Wayne G. Murphy, Jr., dated October 6, 2003 was discussed: Ms. Stern Goldstein suggested that the Applicants return to Chief Murphy with the plans which have been changed since the date and discuss matters further. A second letter would be expected to become a part of the Application. Further, Commission Members suggested the Applicant speak to Chief Murphy about the width of Cedar Lane, with a possibility of widening the entrance to the planned development. Storm drainage was discussed, as well.

Waiver #2: regarding sight distance should be spoken to with the Solicitor; however, Commission Members indicated accord with Waiver #2 regarding corner site distance. Discussion focused on Waiver #3: relating to section 516.C.(2), regarding the limitation of storm water run-off but indicated non-support of deepening the basin and preferred that additional trees should not be cut down.

Chairman Davis called for an indication by Commission Members about Waiver #4, relating to a proposed common driveway. Provisions must be incorporated into the Deed relating to responsibility, maintenance, etc.

Members supported Waiver #5 so that the maximum number of trees would be saved.

Commission Members agreed that Waiver #6 regarding sidewalks and pedestrian paths and Waiver #7 regarding street lights should be agreed to by the Applicants and the Board of Supervisors in the way of “fees-in-lieu”.

Member Lloyd made a motion to support the Application moving to the Board of Supervisors Agenda, with Member Halderman seconding and all Members voting approval, with the understanding that the above recommendations/concerns be addressed appropriately. The Applicant, via Attorney Jonas agreed that all items in all Review Letters which were not discussed in particular would be complied with.

Other Business: Chairman Davis noted that Secretary Hibbs had resigned due to the press of work and expressed appreciation for her work to the Commission, regretfully accepting the resignation.

Chairman Davis requested a motion to support the appointment of Eileen Bradley as Secretary on a temporary basis, to which all Members agreed.

Amendments to the Joint Municipal Zoning Ordinance: Proposed Zoning Ordinance Amendment #2004-09: Noise: This Amendment, when adopted, would permit Townships to up-date the SALDO in each of the three JMZC Townships to address noise levels appropriately. On motion of Member Lloyd, seconded by Member Fowler and agreed to by all Members present, the Proposed Amendment #2004-09 would be recommended to the Board of Supervisors for adoption.

Chairman Davis reviewed all pending Amendments presently before the JMZC and the NARPC, as well as each of the three Township Planning Commissions and urged members to study each one as received in readiness at any up-coming Commission meeting for recommendation.

On motion of Member Halderman, seconded by Member Mark and approved by all Members present, the Board of Supervisors would be requested to consider asking Ms. Stern Goldstein to prepare an ordinance for inclusion in the SALDO regarding lighting. Perhaps Administrator Bradley would work directly with Ms. Stern Goldstein to revise an original document.

It was suggested that Members might plan a site visit, on a Saturday morning, to certain sites which might be slated for up-coming Agendas so that Members might be more aware of conditions relating to the Applications by walking the territories. Engineer Majewski was willing to accompany some of the Members to sites and provide related comments.

Adjournment

There being no further business to come before the Commission, the meeting was duly adjourned.

Respectfully submitted,

Ethel Hibbs
Secretary