

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING OF JULY 13, 2006**

The Wrightstown Township Planning Commission met on Thursday, July 13, 2006 in the Community Room of the Village Library, 727 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Fowler, Ann Mark and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Township Planner Judith Stern Goldstein of Boucher and James and Township Supervisor Jane Magne.

**Call to Order:** Mr. Davis called the meeting to order at 8:00 p.m.

**Approval of Minutes:** *Mr. Whalen moved to accept the Minutes of June 8, 2006. Mr. Fowler seconded and the motion passed 3-0-1, with Dr. Mark abstaining.*

**Dwyer/Anchor Nursery Major Subdivision Preliminary Plan:** Mr. Bob Dwyer was in attendance to review the Preliminary Plan for a major subdivision of a 33.17-acre parcel with frontage along Route 413. Streams, Waters of the U.S., woodlands, 100-year floodplains, floodplain soils and steep slopes exist on the site. Mr. Dwyer indicated that the plans have been revised to reflect the removal of two lots. He has been granted variances from the Zoning Hearing Board for wetland and floodplain crossing and for sand mound systems located within 10 feet of the property line. Lots 1, 2 and 10 are to be served by sand mounds on a parcel in the common area. The Plan has not been revised to show the conditions of the review letters and of the Zoning Hearing Board decision.

Mr. Dwyer indicated that he has met with Mr. Dumack about permitting an easement for access to the cul-de-sac from Mr. Dumack's adjacent property. This will be done at the final plan stage of land development.

The Board of Supervisors had previously indicated satisfaction with the plan, but it has not seen the final modification and details. The proposed plan has been received with satisfaction with some of the surrounding neighbors. Ten acres in open space parcel "A" are to be deeded to Wrightstown Township.

Mr. Dwyer said that he will comply with the review letters of Pickering Corts and Summerson dated March 30, 2006, of Boucher and James dated April 27, 2006, of the Bucks County Planning Commission dated February 24, 2006 and the conditions of the Zoning Hearing Board decision of May 10 2006. He asked the Commission to recommend Preliminary Plan approval this evening, before the plans have been revised to reflect all of the conditions of the letters and the Zoning Hearing Board decision.

Mr. Davis asked that the billboard facing Rte 413 be removed. Mr. Dwyer agreed to do so.

Mr. Canales expressed some concern about recommending approval without seeing the revised plans. He said that many of the technical issues could easily be resolved, but the location of the sand mounds and of the floodplain crossings could be of concern.

Ms. Goldstein agreed with Mr. Canales' concerns.

Resident Suzanne Horlacher of Pheasant Lane said that she is very satisfied with the plan, but would like the proposed landscaping buffer to be planted before construction begins.

In response to Mr. Fowler's questions, Mr. Dwyer said that the existing nursery at lot #11 will continue to operate. Nursery stock will be moved to the rear of the lot. There will be only one streetlight at the subdivision entrance.

Mr. Canales noted that he has not seen the pump test results. He asked for these to be submitted for review

The Commission asked Mr. Dwyer to revise the plans, submit the pump test results with sufficient time for these items to be reviewed by Mr. Canales and Ms Goldstein and return to the Commission for a review.

**JMZO 2006-4 – Livestock:** The Commission reviewed the proposed amendment for the keeping of livestock. Mr. Davis pointed out that the amendment had been changed to permit an exception for youth agricultural programs.

Mr. Fowler said that the wording in Section 3.A.5 refers to grazing animals on "three acres or less", and he was concerned about pairs of grazing animals being kept on smaller lots. The same provision applies to "up to five pigs". He noted that the Bucks County Planning Commission has recommended that lot size be specified.

Dr. Mark suggested that because of erosion, grazing animals should possibly be limited to lots of five acres.

The Commission discussed this suggestion. Mr. Whalen thought that three acres would be sufficient for one horse.

Mr. Fowler said that he would like a specific sentence added that would limit grazing and non-grazing animals to lots of three acres or more.

*Mr. Fowler moved to recommend that JMZO 2006-4 be revised to remove from Sections 3A9(5) and (6) the words "or less", and that a sentence be added to say that the keeping of grazing or non-grazing animals be limited to lots of a minimum of three acres. Dr. Mark seconded and the motion passed 4-0.*

**JMZO 2006-13 B-19 Use:** Ms. Goldstein said that references to R-1 zoning should have to be changed to R-2 zoning in the draft dated 6/16/06. She said that this amendment is being requested by Newtown Township to permit Toll Brothers to build a development of "transitional housing" on the Fidler-Roberts Tract adjacent to Newtown Borough. The wording is such that it can only refer to this one parcel. She said the provisions for B-19 Use are similar to the B-17, elderly housing use without the age restrictions. This would permit less open space and smaller setbacks than a PRD development. In response to Mr. Fowler's question, she said that she thought this would be a Use by Right.

Mr. Davis expressed some concern about emergency vehicle access because of the proposed narrow streets.

The Members agreed that they would vote to recommend approval to the revision dated June 16, 2006, when the amendment has been corrected.

*Mr. Fowler moved to table review of JMZO Amendment 2006-13. Dr. Mark seconded and the motion passed 4-0.*

**JMZO 2006-14 – Peripheral Buffering:** MS Goldstein said that she is unfamiliar with the history of the proposed amendment.

*Mr. Fowler moved to table review of JMZO Amendment 2006-14. Mr. Whalen seconded and the motion passed 4-0.*

*Mr. Whalen moved to adjourn at 9:30 PM. MR. Fowler seconded and the motion passed 4-0.*

**Respectfully Submitted:**

**Mary Donaldson  
Recording Secretary**