

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF SEPTEMBER 14, 2006**

The Wrightstown Township Planning Commission met on Thursday, September 14, 2006 in the Community Room of the Village Library, 729 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Halderman, Vice Chair; Ann Mark, and John Fowler, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Inc. and Township Planner Judith Stern Goldstein of Boucher and James, Inc.

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

Approval of Minutes: *Dr. Mark moved to accept the Minutes of July 27, 2006. Mr. Fowler seconded and the motion passed unanimously.*

Joint Municipal Zoning Ordinance Amendments: 2006-18: Map Amendment - Federal Cemetery Overlay District: Appearing on behalf of Toll Brothers was Mr. Edward Murphy, Esquire. Mr. John Rice, Esquire represented Upper Makefield Township. Mr. Murphy gave details of several proposed developments and a proposed national cemetery, located in the Dolington section of Upper Makefield Township on land owned by the Dolington Land Group and part of Newtown Township. The Federal Cemetery Overlay Amendment would allow the installation of a federal cemetery and two proposed subdivisions. Should the cemetery deal with the Veteran's Administration (VA) not come to fruition, the underlying existing zoning would remain in place.

200 acres would be used as a national cemetery located between Route 532 and Highland Road. The cemetery would handle 6 to 8 funerals per day, about 2000 per year, and would be active for 60 to 70 years. The White Tract proposed 80 lots of 2 to 3 acres each, which could allow 93 lots By Right. The 134 acre Melsky Tract proposed 90 lots, with 40 acres reserved for a future elementary school.

Sewerage for Melsky would be public in the Newtown portion. The Upper Makefield portion of the Melsky Tract, the White Tract and the cemetery would be added to a stream discharge community system proposed for the Gray Tract. The VA could possibly use effluent in land application for irrigation at the cemetery.

Congressman Fitzpatrick would seek \$2,000,000.00 in funding to install traffic calming measures along Stoopville Road and around the proposed cemetery.

Mr. Fowler asked if groundwater quality would be established pre-construction and monitored post-construction. Mr. Murphy said that the VA had quality standards and inspection in place.

Ms. Stern-Goldstein noted that impacts to Wrightstown Township would be minimal compared to the impact to Upper Makefield. The entire proposal was density neutral to the region.

Mr. Fowler hoped that Wrightstown Township could be designated as having party status in the land development hearings for all tracts. Mr. Murphy stated that Toll Brothers would welcome participation from Wrightstown Township, as well as Newtown and Lower Makefield.

Mr. Halderman made a motion, seconded by Dr. Mark, to forward Amendment 2006-18, the Federal Cemetery Overlay Amendment to the Board of Supervisors; recommended approval for advertisement; and recommended an interim agreement with the full Jointure for participation and comment during the land development phase of the cemetery. All were in favor.

2006-17: Map Amendment – R2 to TC Zoning: Mr. Murphy spoke on behalf of DeLuca Corporation, who proposed the purchase of property owned by St. Andrews Church along Sycamore Street in Newtown Township. The building was functionally obsolete and was slated for demolition, with new corporate headquarters erected on the site. DeLuca proposed to change the zoning from the current R2 to TC, the zoning immediately adjacent to the site. The Church, who had been concerned about a future potential use of the property, was in agreement with what DeLuca proposed.

Ms. Stern-Goldstein said that the proposed change and use were consistent with the Joint Comprehensive Plan, and were a continuation of the current Sycamore Street rejuvenation.

Mr. Halderman made a motion, seconded by Mr. Fowler, to forward Amendment 2006-17, the Map Change from R2 to TC, to the Board of Supervisors and recommended approval for advertisement. All were in favor.

2006-13: B-19 Use Creation: Mr. Murphy explained that the proposed B-19 Use was similar to the B-17 Use, but without age restricted housing or the required mix of housing. He added that the change would be less dense than B-17. The Use was site specific to what was planned for the Roberts Tract in Newtown Township.

Mr. Halderman made a motion, seconded by Dr. Mark, to forward Amendment 2006-13, the B-19 Use Creation Amendment to the Board of Supervisors and recommended approval for advertisement. All were in favor.

2006-04: Livestock and Poultry: The proposed Amendment set guidelines for the keeping of livestock and poultry.

Mr. Halderman made a motion, seconded by Dr. Mark, to forward Amendment 2006-04, the Livestock and Poultry Amendment, to the Board of Supervisors and recommended approval for advertisement. All were in favor.

2006-11: Accessory Landscape Contractor: The proposed Amendment set guidelines for landscape contracting accessory to a residential use.

Mr. Halderman made a motion, seconded by Dr. Mark, to forward Amendment 2006-11, the Accessory Landscape Contractor Amendment, to the Board of Supervisors and recommended approval for advertisement. All were in favor.

2006-14: Peripheral Buffers: The proposed Amendment was tabled for investigation into each municipality adding provisions to their individual subdivision ordinances.

There being no further business or comment, Mr. Fowler moved to adjourn at 10:05 p.m. Mr. Halderman seconded and the motion passed 5-0.

Respectfully Submitted:

Eileen M. Bradley
Township Secretary