

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF February 11, 2016**

The Wrightstown Township Planning Commission met on February 11, 2016 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Chair Joseph Conroy, Vice Chair Allen Masenheimer, Steven Marcell, Dave Espenshade and Ann Mark. Wrightstown Township Planner Judy Goldstein was also in attendance.

**Call to Order:** Chair Conroy called the meeting to order at 8:00 P.M.

**Approval of Minutes:**

On a motion by Vice Chair Masenheimer seconded by Ms. Mark the minutes of January 28, 2016 were approved unanimously.

**Old Business:**

There was none.

**New Business**

**Subdivision/Land Development Sketch Plan. 2629 Windy Bush Road. Iorio Subdivision:**

Property owner Michael Iorio was in attendance. Attorney John VanLuvanee of Eastburn and Gray was in attendance to represent the Iorios. Robert Cunningham of Holmes Cunningham Engineering was also in attendance. Mr. Cunningham is the engineer for the project. Mr. VanLuvanee explained the sketch plan. The Iorios have proposed a five lot subdivision with their existing home included as lot three. The subdivision would take place in two phases. Phases one would be the development of the front two lots along Jericho Valley Road. Phase two would be the development of the back two lots as well as a private street near the common property line. Chair Conroy asked how they will be able to complete the well testing with another potential four lot subdivision being proposed next to the Iorio subdivision. Planner Goldstein replied that it would have to be modeled in the preliminary plans. Planner Goldstein asked about the design of the proposed public road. Mr. VanLuvanee explained that as a part of the ordinance a private road has to be offered at the time of dedication but that the private road shown on the sketch plan is designed to be a public road. Mr. VanLuvanee further explained that the design of the road on the plans currently meets the fire code. Planner Goldstein commented that it does not, however, meet Township standards. Mr. VanLuvanee stated that the design of the road would be a point of discussion and revision for the preliminary plan. Mr. VanLuvanee also stated that the requirement for a thirty thousand gallon water storage facility for fire protection purposes has not been design as of it but that he had spoken with Wrightstown Township Fire Marshal Ted Middleman regarding the options the Iorios had and possible locations for the facility. Mr. VanLuvanee then addressed the Boucher and James (B&J) review letter. All of them items mentioned in the letter will be complied with expect for comment three part A, which is not applicable because it is not a cluster of homes, and part B, because wetlands do not factor into impervious calculations. Mr. VanLuvanee then discussed the Pickering Corts and Summerson (PC&S) review letter. Item one referring to the septic system locations will be complied with. Mr. Cunningham stated that they had already done a survey of potential locations and will be revising the locations as plan develop further. Mr. VanLuvanee stated that items two through five

would be complied with. Mr. Cunningham stated that they had already conducted a resource test and that they will be resetting in the future. Planner Goldstein replied that they will need to submit an engineered plan with the results shown on it along with a statement of explanation to the Township Engineer's office for review. Mr. VanLuvanee stated that item seven referencing stormwater will be complied with. Mr. VanLuvanee discussed item eight stating that they had not received the review from the Bucks County Planning Commission. Mr. Cunningham stated that they would prefer to request a waiver for the Jericho Valley Drive improvements. Mr. VanLuvanee mentioned that the right of way would be shown on the preliminary plans as mentioned in item nine. Mr. Cunningham discussed the proposed private road further and explained its design. The road would be twenty foot wide and would still allow for two way traffic. He asked if the Township would be opposed to the road. Chair Conroy stated that it would be taken into consideration when presented on a future plans but the width of the road would have to be designed with the design of future homes and the amount of parking and driveway space they would allow for. Mr. VanLuvanee stated that they would be willing to have a no parking restriction on the final land development agreement and plans. Mr. Cunningham stated that they were trying to avoid taking any more impervious away from the future residences as to avoid any potential Zoning Hearing Board applications. Mr. VanLuvanee commented that not all three lots would have to use the private road either; one of the lots would have access to Windy Bush Road as the main road access point. Mr. VanLuvanee also stated that easements and emergency access plans will be proposed and discussed moving forward if the road was to be private. Referring to item twelve, Mr. VanLuvanee stated that they would be requesting a waiver from the roadway alignment. Mr. Cunningham stated that they will submit a plan with dwellings shown to demonstrate compliance. Mr. VanLuvanee stated that for item fourteen they will be requesting a waiver and plan to show a fence between the existing home and the lots it connects to. Planner Goldstein commented that they should also consider buffering as well and to consider landscaping on the other lots as well. Mr. Cunningham stated that they will be additionally requesting a waiver or fee in lieu of the parks and recreation land. Mr. Cunningham stated that he and Mr. VanLuvanee believe they have sufficient width despite the irregularly shaped lots. Chair Conroy asked if they planned on building the homes or if they would sell the lots to individual buyers and builders. Mr. Iorio responded that they did not plan to build the homes and that they were to sell the lots individually. Ms. Mark commented that it would be difficult for them to verify that the lots would in fact have enough impervious surface on the lots if they were not designing the homes. Chair Conroy asked if there were any further comments or questions. No formal recommendations were made.

**ADJOURNMENT:** On a motion by Chair Conroy, seconded by Vice Chair Masenheimer, Chair Conroy called for the meeting to be adjourned at 8:43P.M.

Respectfully submitted  
Alyce Foster  
Code Clerk