

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF FEBRUARY 13, 2017**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on February 13, 2017 by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Vice Chair Jane B. Magne, Treasurer Robert Lloyd, Township Solicitor Terry Clemons, Township Engineer Mario Canales and Township Manager Joseph F. Pantano.

BUSINESS

- A. ARLE Traffic Grant.** Matt Johnston from Pennoni Associates was present to discuss the ARLE Traffic Light Grant. The Township had applied for and received a grant from PennDOT to do upgrades at the four traffic signal controlled intersections in the Township. The grant covers 100% of the project cost, including engineering. The traffic engineers prepared plans and specifications for the project and submitted them to PennDOT for approval. The plans and scope of work were approved by PennDOT. During a field site meeting a PennDOT representative informed our traffic engineer that additional work and equipment is needed. This is over and above the approved scope of work and funding. Mr. Johnston reviewed the additions and changes PennDOT is requesting with the Board. After much discussion, the Board directed the Engineer and a representative from the Township to meet with PennDOT at the site to present the Board's position and to attempt to work out the issues.
- B. Iorio Subdivision.** Attorney John VanLuvanee was present to represent the Iorio subdivision. Mr. VanLuvanee reviewed the application and project scope. He discussed the Engineer's review letters, addressing each comment. Landscaping requirements were discussed. The project changed from a major subdivision to a minor subdivision so the applicant felt landscaping was not required. Mr. VanLuvanee also presented a list of waivers the applicant is requesting. He indicated all review comments would be complied with except for the requested waivers. Solicitor Clemons will prepare a plan approval resolution for the Board's consideration. The resolution will be considered at the March 6 Board of Supervisors meeting.
- C. Hortulus Farm Conservation Easement.** Attorney Ed Murphy and Jeff Marshall from Heritage Conservancy were present to discuss the conservation easement on Hortulus Farm. They

are requesting a change in the conservation easement boundaries and designations of areas within the conservation easement. The old designation names and definitions would be revised to reflect the current ones. The old easement description was vague in some instances and would be revised to remove restrictions that would be controlled better through zoning. Mr. Marshall discussed boundary changes and how the changes would result in a net conservation gain for the property. This is a requirement for the Heritage Conservancy to allow the changes. Mr. Marshall will have a plan prepared showing the new boundaries and updated definitions.

- D. The Gathering Land Development.** Steve Kettelberger from The Gathering was present to discuss their land development application and waiver request. The site plan and elevation drawings were reviewed. The uses for the building have changed since the initial presentation to the Board. Other types of uses may require other issues to be addressed. Parking, rear building access, sewer and water issues were discussed. Mr. Kettelberger will submit a land development application including the new uses and specific land development waiver requests.
- E. Act 172.** Act 172 provides for tax incentives for fire fighters and non-profit emergency services personnel. Solicitor Clemons' office prepared a summary of the Act's provisions and requirements. The Board discussed possible applications of the Act and how it may be implemented. The Bucks County Tax Collection Committee will be evaluating the Act and will provide some guidance in the implementation.
- F. Agenda of March 6, 2017.** The March 6 agenda will be reviewed at the February 27 Work Session.

SOLICITOR'S REPORT

Solicitor Clemons reviewed a proposed resolution addressing the issue of fire police directing traffic at community events. After some discussion, the Board directed that the resolution be included on the March 6 agenda for consideration.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

There was none.

EXECUTIVE SESSION

There was none.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager