

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

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on March 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, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

BUSINESS

- A. Wrightstown Sports Complex.** Attorney Tom Hecker was present representing applicant Steven Cairone for the Wrightstown Sports Complex, 2236 Second Street Pike. Mr. Hecker discussed some history of the development which included conditional use approval and certain variances granted by the Zoning Hearing Board. The applicant has submitted an application for the project, requesting a waiver of the land development requirements. Several items of concern were discussed. The applicant has again changed the plans from the conditional use application plans and the Zoning Hearing Board application plans. There has been an additional structure added and impervious surface areas appear to have changed. Unauthorized tree removal was discussed and Vice Chair Magne asked for an accounting of the trees that have been removed. There was discussion on what aspects of the land development process the applicant is requesting to be waived. After further discussion the applicant was asked to address the issues questioned and to resubmit the waiver request to include the specific aspects of the land development process that are being requested to be waived.
- B. Golden Lotus Memorial Park.** Attorney Ed Murphy was present representing the Golden Lotus Memorial Park. Golden Lotus has requested changes to the approved plan documents. They have requested that two existing structures, which had been shown on the approved plans to be removed, be allowed to remain. They have also requested the 18-month maintenance requirements be assigned to the contractor McAllister Construction Co., Inc. They will post a Letter of Credit in the amount of \$195,600.00 to insure compliance with maintenance requirements. The developer has also requested that the trail along the Route 413 frontage be eliminated. The Board agreed with the transfer of maintenance requirements and the posting of the Letter of Credit. The

two outbuildings shown on the plans as being removed can remain. A fee-in-lieu of constructing the trail along Route 413 of \$12,103.00 must be provided to the Township. Solicitor Clemons will prepare the necessary documents for the Board's approval at the March 20 Board meeting.

- C. Agenda of March 20, 2017.** The March 20 agenda was reviewed and discussed.

SOLICITOR'S REPORT

In response to a problem of parking along Penns Park Road, the Board had asked Solicitor Clemons to determine what would be needed to establish no parking zones along areas of Penns Park Road. Pennsylvania law now requires a traffic study to be done in order to establish a no parking zone. After discussion the Board determined that the problem may have been a one-time issue and did not feel it necessary to authorize a traffic study at this point. The situation will be monitored to determine if future action will be required.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

- A. Anchor Run Farm Memorial Pergola.** Dana Hunting representing the Community Supported Agriculture program (CSA) was present to discuss the request from the Anchor Run Farm CSA allowing a memorial pergola to be constructed in the farm herb garden. The CSA needs permission from the Township since the pergola would be on Township property. The pergola would be in honor of a woman who had spent much time tending to the herb garden and who passed away from cancer two years ago. The structure size, location and construction were discussed. The Board agreed to allow the structure and directed Ms. Hunting to work with the Code Enforcement Officer for structure review and permitting.
- B. Verizon Franchise Negotiations.** The Township joined with several municipalities through the Bucks County Consortium in contracting with the Cohen Law Group to negotiate the upcoming Verizon Franchise renewal. The cost to the Township will be proportional to Wrightstown's population compared to the total population involved. The steering committee held its first meeting on March 9. The meeting included seven managers from the various municipalities. The key components of the Franchise renewal process were discussed. Items included initial data gathering, franchise

fees, build-out issues, right-of-way protection, customer service standards, service to community facilities and Public Educational and Government (PEG) channel requirements. The first step will be to initiate a compliance review of the existing franchise agreements for the municipalities participating in this step. Wrightstown has already committed to the compliance review process. Compliance review will include review of cable system build-out areas, accurate payment of franchise fees, adherence to customer service standards, accurate payments of cash grants, free service provisions to community facilities, satisfaction of reporting requirements and adherence to PEG channel requirements.

- C. Floodplain Ordinance.** The Township received notification from FEMA that the recently revised Wrightstown Floodplain Ordinance has been reviewed and is in compliance with the National Flood Insurance Program.

EXECUTIVE SESSION

There was an executive session concerning open space property acquisition immediately following the work session.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:45 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager