

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF AUGUST 27, 2018**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:10 PM on August 27, 2018 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 Clemens, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

BUSINESS

A. Approval of Bills.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following August 20, 2018 payments were approved unanimously:

General Fund bills	\$87,107.20
Cable Access Fund bills	2,026.24
Special Projects Fund bill	2,095.17
Sewer Operating Fund (JCE) bill	8,081.90
Open Space Bond Fund bill	196.99
Total	\$99,507.50

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, a transfer of \$20,000 from the General Fund to the Payroll Fund was approved unanimously.

B. Agenda for September 10, 2018. There will be no meeting on September 3. The next Board meeting will be on September 10.

SOLICITOR'S REPORT

Conservation Easement Overlay District. Solicitor Clemons provided an update on the proposed Conservation Easement Overlay District Ordinance. The Jointure zoning ordinance must be approved by Upper Makefield and Newtown Townships as well as Wrightstown to go into effect. There was discussion at the other Township meetings concerning the ordinance. As a result, there has been some confusion and concern from residents thinking the ordinance would allow commercial or profit-making activities on land that has been preserved. Most often when a conservation easement is established, a building envelope, an area not subject to the easement limitations, is identified. The excluded area is taken into consideration in the property appraisal and in determining the compensation for the easement. The overlay district uses would only be allowed in this small building envelope and not in the remaining preserved property. Uses

proposed for the overlay district (within the building envelope) include: uses by right or uses subject to conditional use approval in the underlying zoning district; public and retail use accessory to a vineyard or winery; agricultural entertainment use; a microbrewery, micro-winery, micro-distillery including a related brewpub or tasting room; art studio and art gallery; conservation special events; community theatre; and uses allowed by special exception in the underlying zoning district. There was discussion related to parking limitations and the concern that easement areas would be used for parking. Solicitor Clemons clarified that all regular parking must be within the building envelope. Temporary parking for special events could be approved by the Board of Supervisors through the conditional use process. The revised ordinance will be transmitted to Newtown and Upper Makefield Townships for review at their public board meetings. Solicitor Clemons may attend these meetings to clarify any details.

SUPERVISORS' COMMENTS

Chair Pogonowski reported that he received a call from State Representative Tai's office concerning grant money that was available for projects. The information and grant request was needed within a few days. There was no opportunity for him to discuss and receive agreement from the Board to apply for a grant. He suggested they consider funding a project for the Linghocken Fire Company. It appears the Fire Company may receive a grant for the installation of an emergency generator at the fire house.

MANAGER'S REPORT

- A. Salt Shed Buffering Plan.** Township Planner Judith Stern Goldstein was present to discuss the proposed landscape buffering around the new salt shed. There had been concern from neighbors and residents that the building was unsightly. The Board requested Boucher and James to prepare a buffering plan. The Board reviewed the plan, including an overhead view and street side views of the proposed buffering. Plantings would include 11 Norway spruce trees, 6 Schipka cherry laurel bushes and 5 arrowwood viburnum. Guarantee of plant survival and initial watering were discussed. The guarantee period would be 18 months and the contractor would be responsible for the watering during this period. Ms. Goldstein was directed to proceed with securing quotes for the project. The cost is expected to be under \$10,000.

- B. PennDOT Severe Winter Adjustment Reimbursement.** The Township has an agreement with PennDOT to salt and plow

snow on various State roads in the Township. The Township receives reimbursement for this work based on the miles of roadway included. PennDOT has determined that Wrightstown is eligible for additional reimbursement as a result of severe winter weather. The Township will receive \$3,363.94 in addition to the \$8,000 received for the contracted 2018 reimbursement.

- C. **DVHT.** There is grant money available through the Delaware Valley Health Trust which is the agency that provides health insurance for Township employees. The money is considered a wellness grant. The sum of \$436 is available for Wrightstown. A request will be submitted for its use for emergency first aid supplies.

EXECUTIVE SESSION

There was an executive session following the meeting to discuss potential litigation.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:15 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager