

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF MAY 14, 2018**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on May 14, 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 Clemons, Township Engineer Mario Canales and Township Manager Joseph F. Pantano.

**BUSINESS**

- A. Golden Lotus Memorial Park.** Attorney Ed Murphy was present representing Golden Lotus Memorial Park. They requested a change in their land development approval. They are proposing the relocation of the columbarium from the south side of the entrance drive to a location behind the existing group of buildings, enhancement of the perimeter landscaping along the frontage of the property as well as a portion of the northern boundary, installation of pillars and gates on either side of the entrance and the use of upright markers in portions of the Memorial Park. There was discussion on each of the changes. The Board had no issues with the relocation of the columbarium, installation of the pillars and gates at the entrance and additional landscaping along the northern boundary. The Board did not agree with the issue of allowing upright grave markers as opposed to the ground level markers. The upright markers would adversely affect the viewscape the Board would like to maintain. Additional landscaping along Route 413 would also obstruct the view of the open field. There was discussion about moving the upright markers further back on the property so they cannot be seen from the road. The owners will redo the plan revision request to address the concerns of the Board.
- B. 148 Jane Chapman Drive.** Jeff Renneisen of Aqua Bello Designs was present representing the property owner. The applicant requested relief from the impervious surface allowance for the property. The property has an impervious surface allowance maximum of 12 percent as a deed restriction on the property. The applicant requested an allowance of 26 percent impervious coverage. There was discussion on the extent of the improvements and the necessity of so much impervious surface. Eliminating a second driveway and reducing the size of the patio was discussed. The applicant will revise the application to reduce the total proposed impervious coverage.

- C. 173 Midland Road Zoning Hearing Board Application.** Mr. Peirce from 173 Midland Road was present to discuss his Zoning Hearing Board application. The applicant will be requesting a variance for front and side yard setbacks. The Board discussed the lot configuration, other possible site layouts and surrounding properties. The Board was not opposed to the application. Treasurer Lloyd made a motion to have the Solicitor send a letter to the Zoning Hearing Board indicating the Board of Supervisors did not oppose the application.
- D. Agenda of May 21, 2018.** The agenda was reviewed and discussed.

#### **ANNOUNCEMENTS**

There were none.

#### **SOLICITOR'S REPORT**

- A. Medical Marijuana.** Solicitor Clemons reported that there has been an application to the State for a medical marijuana growing and processing facility on a property in the Township. The application included incorrect information relating to the property and Township zoning requirements. He will send a letter to the parties involved clarifying the requirements.
- B. Proposed Conservation Easement Overlay District.** Solicitor Clemons presented an update of the Conservation Easement Overlay District Ordinance. Vice Chair Magne indicated she would like additional permitted uses in the proposed district. She will discuss the additional uses with the Solicitor.

#### **SUPERVISORS' COMMENTS**

Vice Chair Magne announced that there will be an Open House at the Octagonal School on May 20 from 1:00 to 5:00 PM.

#### **MANAGER'S REPORT**

**Wrightstown Medical Center Entrance Landscaping.** Dr. Paul Caracappa, owner of the Medical Center, requested that landscaping be permitted around the old bus stop shed located in front of his property. The building and strip of property is owned by the Township. The Board approved the plan provided Dr. Caracappa also maintain the landscaping installed. The Manager will document the approval and agreement.

**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 6:30 PM.

Respectfully Submitted,

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Joseph F. Pantano  
Township Manager