

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF APRIL 12, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order virtually via Zoom at 5:00 PM on April 12, 2021 by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Code Enforcement Officer Ted Middleman.

BUSINESS

A. Approval of Bills.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following April 05, 2021 payments were approved unanimously:

General Fund Bills	\$139,263.37
Building Loan Payment	2,422.00
Open Space Loan Payment	17,178.00
Highway Capitol Reserve Loan	10,833.00
Cable Access Fund Bills	1,218.31
MR Sewer Fund Bills	248.30
JCE Sewer Fund Bills	8,479.83
TOTAL	\$179,642.81

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, a transfer of \$18,000 from the General Fund to the Payroll Fund was approved unanimously.

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.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, a transfer of \$10,000 from the General Fund to the Highway Capitol Reserve Fund Account was approved unanimously.

- B. Wood Property Land Development.** Attorney Joe Blackburn, Engineer Rob Cunningham and property owner Jonathan Feinberg were in attendance to discuss the Land Development Application for the Wood property. The property is in the Conservation Management Zoning District and consists of two lots totaling 19.21 acres. It is located at the corner of Cherry Lane and Park Avenue. The applicant proposes to consolidate the two parcels and subdivide them into three residential lots. The subdivided lots would be conforming and would consist of 7.457 acres, 6.918 acres and 3.734

acres. Attorney Blackburn discussed the Engineer's and Planner's review letters, stating the applicant would comply with all comments except for those relating to waiver requests. Waiver requests include relief from showing existing features on the plans, forgoing the requirement to widen/reconstruct frontage roadways, relief from a required 2% minimum grade for the detention basin and relief from the lot depth ratio. There was much discussion concerning buffering, including protection and cleanup of existing buffers. The Wrightstown Planning Commission review was discussed. One recommendation was to orient the houses so as to be able to best utilize solar power and passive energy. Resident Peg Clark asked about drainage for the subdivision. Engineer Cunningham replied that stormwater runoff would be handled by rain gardens on two property. Chair Pogonowski suggested the possibility of the applicant deeding property between the stream and the northern property line to the Township as open space. The applicant indicated he would be agreeable to the idea. An additional restriction would include no further subdivision. The Board authorized Attorney Kushto to prepare an approval resolution to review at the next Board meeting.

- C. Rienzi Winery.** Attorney Ed Murphy, Engineer Anand Bhatt, and owners Joseph, Angela and Armando Rienzi were present. Attorney Murphy gave a summary of activities already completed on the property. The applicants had appeared before the Board previously to present its concept plan, as well as obtaining zoning approval to install deer fencing around the vineyards. Attorney Murphy reviewed the sketch plan, discussing the building layout, parking, stormwater management, driveway widening and surrounding buffering. The plans showed a special events tent at the rear of the proposed building. There was discussion on making it a permanent structure instead of a tent. The applicant will revise and refine the plans to reflect the items discussed.
- D. Lighting ordinance.** Engineer VanHise reviewed the report she prepared relating to the Township lighting ordinance to include LED lighting. Recommendations for the revision of the existing ordinance were discussed. Vice Chair Magne commented on the section stating high and medium activity tasks should utilize fixtures supporting 3000K or less LED lighting. Low activity should be 3000K or less. Vice Chair Magne suggested all activities in this section should be 3000k or less. Activities discussed as 4000K should also be 3000k. Chair Pogonowski asked about PECO and the type of

fixtures they would support. PECO owns the streetlights and would need to be able to conform to the ordinance requirements. Engineer VanHise will revise the report and resubmit it to the Wrightstown Planning Commission for further review.

E. Agenda of April 19, 2021. The agenda for April 19 was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

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 6:49 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager