

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF JANUARY 23, 2023**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on January 23, 2023 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, Code and Zoning Officer Ted Middleman, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Township Manager Stacey Mulholland.

**Call to Order 5:00 PM**

**1. SOLICITOR'S REPORT**

**Planning Commission Comments on Comprehensive Plan.**

Solicitor Kushto reported the Planning Commission reviewed the proposed Jointure Comprehensive Plan. They made several recommendations for modifications and a correction. The Board agreed with many of the changes. The Board asked Solicitor Kushto to prepare a letter stating their approval of these recommendations for the draft Comprehensive Plan.

**2. ENGINEER'S REPORT**

There was none.

**3. SUPERVISORS' COMMENTS**

There were none.

**4. MANAGER'S REPORT**

**A. Grange Presentation, Mystics Field Hockey Club.** Joseph Blackburn, attorney for the Middletown Grange, is seeking approval for Mystics Field Hockey Club to use one of the new pole barns for training. He noted the two new buildings were constructed in the CM zoning district where the C6 Athletic Facility use is allowed, with the anticipation that both buildings would be used for practice and equipment storage. The Mystics Field Hockey Club trains girls from kindergarten through twelfth grade. Currently, the Club is renting a training facility in Northeast Philadelphia. Many of the members attend school in the Council Rock and Neshaminy School Districts, so the Grange would be a better location. Mr. Blackburn said the club practices would be held from 4 to 9 P.M., two to three days a week and would be by appointment only. There would be no bleachers erected

for spectators and no tournaments would be held on the property. Approximately 15 girls would be practicing in 1-hour blocks of time. He also stated that parking had already been addressed prior to the construction of the pole barns. Vice Chair Magne and Treasurer Lloyd remarked that they had no concerns with the use, nor did Chair Pogonowski. Solicitor Kushto will review the existing resolution to see if changes need to be made to document the addition of the Club use.

**B. Outdoor Dining, Vince's Pizzeria.** Edward Murray, the owner of Vince's Pizzeria, has requested the addition of a permanent outdoor dining patio. Mr. Murray said that the pizzeria opened for business shortly before COVID mandates were required. As a result, indoor dining was greatly restricted in the number of diners, and an outdoor dining tent was allowed to service customers. The tents were not intended to be permanent. Mr. Murray remarked the outdoor dining combined with music has been a success and he would like to install a permanent outdoor dining area. Vice Chair Magne asked about the number of parking spaces and how many would be lost from the proposed patio area. Mr. Murray said there are 41 parking spaces. With the removal of the tent and setting the patio further back from the road, he would gain 5 parking spaces in the front but will lose 5 spaces in the back. Therefore, the number of spaces would not change. He also stated that Marrazzo Garden Center will allow the use of their parking area for the Pizzeria's valet service. He said the employees already park in the Marrazzo lot and there are currently designated spaces for takeout and curbside pickup in the Pizzeria lot. The patio would have concrete walls on the roadside and parking lot side for safety reasons. The side facing the Raines Pool fence would have pillars in the corner and plantings for an open feel. Treasurer Lloyd asked how the deliveries would arrive. Mr. Murray stated all deliveries are done before the Pizzeria is open. The small deliveries utilize the front door and the larger deliveries will continue to use the back entrance. Treasurer Lloyd also asked how emergency vehicles would have access to the building with the elimination of travel through on one side of the parking lot. Fire Marshall Middleman said there is still enough room to access the building. Chair Pogonowski and Vice Chair Magne stated they received a letter from Raines Pool, the adjacent property, stating that they continue to

have issues with unsupervised children and patrons from Vince's trespassing on their property. Mrs. Murray replied that a row of trees and signs were installed to prevent their customers from trespassing onto the other property. Chair Pogonowski suggested that additional road lines be painted to show the direction of traffic flow. He also observed that the largest issue is managing the number of customers. Mr. Murray stated the patio will have picnic tables and the number of individual tables will be reduced which will not create a problem. Chair Pogonowski also asked about handicapped parking spaces, stating there were originally 4 spaces total and now only 2 exist. Zoning Officer Middleman said he would check on the requirements for the number of handicapped spaces. Chair Pogonowski asked about the management of outdoor music. Mr. Murray noted the current setup for music faces the neighbor's property, But said the configuration could be changed so the music would be directed toward their building and Durham Road. Vice Chair Magne stated that the new sound ordinance does not allow for amplified sound. Chair Pogonowski said he is concerned about the outdoor music every night, especially since other businesses have restrictions and need prior approval. Mr. Murray agreed to acoustical music only. Vice-Chair Magne reemphasized that they need to ensure that their customers do not trespass on the adjacent property, especially since it is much more tempting with outside activities. Solicitor Kushto will develop a resolution to establish the conditions and uses of the property for the next meeting.

- C. Private Utilities Enterprises Quote.** Manager Mulholland reported Private Utilities informed her the current filters used at Matthews Ridge Water Treatment Plant are being discontinued. Private Utilities has recommended the purchase of a large supply of the present ones which would last 2 to 3 years at a cost of \$8,759.00. Private Utilities will also seek a way to modify the plant to accommodate the new filter design. On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the Board authorized the purchase of 40 filters in the amount of \$8,759.00.
- D. Pennoni Traffic Study.** Manager Mulholland noted the 2023 budget included funds for a traffic study at the intersection of Penns Park Road and Second Street Pike. She is seeking approval from the Board to have Pennoni

submit a traffic study proposal. The Board approved the request to obtain a traffic study proposal.

**E. PennDOT Liquid Fuels Report.** Manager Mulholland said the MS 965 report is complete and the allocations for Liquid Fuels are \$124,331.72.

**F. Resolution #2023-01 Amendment.** Manager Mulholland noted Resolution #2023-01 has been amended to correct the mistake of a part-time position with personal days. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board authorized the amendment to Resolution #2023-01.

#### **SUPERVISORS' COMMENTS**

Chair Pogonowski stated there will be a meeting at 7:30 P.M. with residents from Cedar Lane. The Township Engineer will be discussing road repairs on Cedar Lane.

#### **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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Stacey Mulholland  
Township Manager