

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF JUNE 12, 2023**

The Wrightstown Township Board of Supervisors Work Session was called to order on June 12, 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, Township Manager Stacey Mulholland, Township Solicitor Vicki Kushto and Engineer Cindy VanHise.

**Call to Order 5:15 PM**

**1. BUSINESS**

**A. Hipple Sketch Plan, 239 Ridge Ave., TP 53-012-046-004 & 53-012-046-007.** Attorney Matt McQue representing Tony and Pia Hipple appeared. The property when originally subdivided was not required to do storm water management provided the lots stayed under a recorded impervious surface limit. The Hipples have owned one lot since the original subdivision and have recently purchased an adjoining lot. They would like to combine both lots and move forward with construction of additional buildings. They own approximately 19 acres. The Hipples recognized that if they would now have to deal with storm water management for all current and proposed impervious surface on the lots they own. They plan to abandon a driveway off of Thompson Mill Rd. They would like to relocate a driveway on Ridge Ave, recognizing that they would need to get a special exception to cross flood plan. They would restore the old drive that is currently in use. They are proposing multiple storm water basins. The Board provided feedback. The Hipples will go back and rework the plans according.

**B. Matt Johnson, Pennoni, Traffic Study.** Manager Mulholland introduced the Township Traffic Engineer Matt Johnson. Johnson had performed a study of two intersections reviewing current site conditions, traffic flow and 5 years' worth of accident reports. The 2 intersections were Durham Rd. (Rt 413) at Brownsburg Rd. and Second Street Pike (Rt. 232) at Penns Park Rd. From an efficiency standpoint, both intersections operate at a service level B. Service level grading ranges from "A" to "F". Both intersections are performing well.

There were seven crashes reported on Durham Road/ Brownsburg Road from 2018 to 2023. Two of these crashes

were rear ends on Route 413 and did not involve making any turn in this intersection. One was caused by a falling tree branch. The remaining four were struck deer.

There were 51 crashes reported on Second Street Pike/Penns Park Road from 2018 to 2023. Ninety Percent (90%) of all collisions have been angular, meaning the collision was caused by a driver making a turn at an intersection when there was oncoming traffic. Fifty-six Percent (56%) of all reports were claimed to be caused by failure to respond to traffic control devices. Some other reports claimed driver didn't see the other, thought it was a four-way stop, or made careless turns. There was a small increase in accident frequency during the 6 months that PennDOT was detouring traffic due to construction work at the intersection of Rt. 232 and Swamp Rd.

While there are no major remediation projects being proposed, Johnson recommended a few low-cost improvements to improve visibility and motorist awareness.

For Durham/Brownsburg Rd, remove vegetation within the right-of-way looking left from Brownsburg Road to further improve sight distance and consider installation of a Cross Road Sign and advanced Street Name signs on Durham Rd.

For Second Street Pike/Penns Park Rd, improve pavement markings on Second Street pike to include intersection warning, extending the center double yellow lines and adding a dashed lines edge lines through the intersection. Additionally, improving the signage on Second Street Pike to include installation of a Cross Road Sign and advanced Street Name signs. For Penns Park Rd., the recommendation includes the installation of a STOP pavement marking as well as installation of Cross Traffic Does Not Stop signs

Matt will work with the Township Staff and PennDOT to get the improvements scheduled.

**C. Dry Hydrants, Linghocken Fire Company.** Manager Mulholland welcomed Chief Dave James and President Dennis Kilfeather. Chief James shared with the Board that they are here to discuss dry hydrants in the Township. The Fire Company routinely checks the hydrants to ensure that these are working properly. Recently, they encountered a problem with the hydrant on Parsons Lane. It appears that there is a leak in the pipe which will take some repair. Chief James also asked if the Township could

review its specifications for dry hydrant design. He mentioned that a few ponds are a little more problematic to establish a draft. The Chief also raised a concern about a dry hydrant at Jane Chapman West. It appears that the homeowner has turned off or is not maintaining the well pump that is needed to fill the pond. The Manager will follow up.

President Kilfeather mentioned the upcoming Food Truck festival at the Grange. They are expecting 11 food trucks. This will be a family friendly event with activities for the children.

## **2. SOLICITOR'S REPORT**

**A. Dunkin Donut.** Solicitor Kushto reported that the Dunkin Donuts had gone to the UCC Board of Appeals (Technical Review Board) and obtained a variance as to the type of fire suppression system was required. Kushto is recommending that the Township amend its Land Development approval so that the language in that approval tracks the variances that were granted by the UCC Board. This draft resolution will be on the agenda for the next meeting for approval. Engineer VanHise will also reach out to Dunkin to let them know that the record plan will need to be updated to reflect the changes.

## **3. ENGINEER'S REPORT**

No Report.

## **4. SUPERVISORS' COMMENTS**

Vice-Chair Magne announced that Sunday June 18 is the next Octagonal School Open Houses.

Vice-Chair mentioned she had a complaint from a resident who felt the timing was off on one of the traffic lights. After some discussion by the Board, it was thought the Township should go for a Grant to look at the timing of all traffic lights in the township. The Manager will follow up.

Chair reviewed a letter the Manager received from the Council Rock School district concerning properties which are preserved. There is a tax break for properties owners who have a permanent conservation easement with the township or county.

## **5. MANAGER'S REPORT**

**A. Fee Schedule Draft.** Chair Pogonowski reviewed the latest changes to the Fee Schedule. This is the last round of schedule changes from staff review. The resolution will be on the next Board meeting for approval. There is one outstanding issue regarding a mismatch regarding false alarms. The fine in the fee schedule and the Codified Ordinance differ. The solicitor was asked to put together an amendment to the alarm ordinance to correct this discrepancy.

### **EXECUTIVE SESSION**

An executive session is required to discuss items of litigation.

### **ADJOURNMENT**

On a motion by Treasurer Lloyd and second by Vice-Chair Magne, all voted to adjourn. The meeting was adjourned at 7:05 P.M.

Respectfully Submitted,

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Stacey Mulholland,  
Township Manager