

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING APRIL 3, 2023**

The Wrightstown Township Board of Supervisors met on Monday, April 3, 2023 in the Meeting Room of the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. Chair Chester S. Pogonowski called the meeting to order at 7:30 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Township Manager Stacey Mulholland.

APPROVAL OF MINUTES:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the Board of Supervisors meeting minutes of January 16, 2023 and the Board of Supervisors Work Session minutes of January 23, 2023 were approved unanimously.

APPROVAL OF BILLS:

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following March 13, 2023 payments were approved unanimously:

General Fund bills	\$77,538.20
Building Loan Payment	2,422.00
Open Space Loan Payment	17,178.00
Highway Capital Reserve Loan Payment	10,833.00
Special Reserve Fund bills	4,214.87
Cable Access Fund bills	1,506.14
Special Projects Fund bills	32,182.12
Matthews Ridge Sewer Fund bills	1,726.32
Jane Chapman East Sewer Fund bill	43.61
Open Space Fund bill	876.82
TOTAL	\$148,520.88

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following transfer was approved unanimously.

General Fund to Payroll Fund (03/13/23)	\$25,000.00
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On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following March 27, 2023 payments were approved unanimously:

General Fund bills	\$165,038.25
Special Reserve Fund bill	4,000.00
Cable Access Fund bills	1,017.60
Matthews Ridge Sewer Fund bills	7,684.33
Jane Chapman East Sewer Fund bill	3,452.60
TOTAL	\$181,192.78

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the March 27, 2023 the Escrow bill list for \$26,539.49 was approved unanimously.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following April 3, 2023 payments were approved unanimously:

General Fund bills	\$26,997.22
Building Loan Payment	2,422.00
Open Space Loan Payment	17,178.00
Highway Capital Reserve Loan Payment	10,833.00
TOTAL	\$57,430.22

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following transfer was approved unanimously.

General Fund to Payroll Fund (03/29/23)	\$25,000.00
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ANNOUNCEMENTS:

- A. Linda Rentschler, Board member of the Village Library, announced that the Village Library will be hosting the following programs. Registration for the programs is available online at www.calendarbuckslib.org.
 - “Special Performer: Music Play Patrol’s Mr. Boom Boom” will be held on Wednesday, April 26 from 10:00 to 10:45 A.M.
 - “Virtual Art Class-Rabbit Sketch” will be held on Monday, April 10 from 6:30 to 7:45 P.M.
 - “Virtual Art Class-Ladybug Colored Pencil” will be held on Monday, April 24 from 6:30 to 7:45 P.M.
- B. The Village Library will be hosting a Rummage Sale on Saturday, April 15 from 8:00 A.M. to 2:00 P.M.
- C. The Village Library will host a Movie Night on Friday, April 21. At 7:00 P.M. “Avatar” will be shown.
- D. Linda Rentschler also presented the Library's Annual Report and a monthly newsletter to the Board.
- E. Debbie Gregory, a member of the Village Library Board, introduced herself and stated that she and Linda Rentschler are the Board representatives for the Library. Mrs. Gregory also thanked the Board for waving the shed permit fees for the Library.
- F. Vice Chair Magne announced the Township will be holding a “Community Day” on May 20 at the Middletown Grange from 9:00 A.M. to 1:00 P.M.
- G. Vice Chair Magne announced registration is open for the Summer Playground. It will be held the weeks of July 10 to July 13, July 17 to 20, and July 24 to 27 from 9:00 A.M. to 12:00 P.M.
- H. There were no changes to the agenda.

PUBLIC COMMENT:

There was none.

CONDITIONAL USE:

591 Durham Road, Marrazzo’s Manor Lane Florist:

A Conditional Use hearing was held for the application of Marrazzo’s Manor Lane Florist for approval to use existing space in the greenhouse for the sale of small lawn equipment such as weed whackers and lawn mowers at 591 Durham Road. Appearing with the applicant, Mr. Marrazzo, was Shonti Tager, Esquire. The applicant proposed to use an existing shed on the property as a repair shop for the that equipment. The areas to the left and the right of the shed would be storage for the repaired items awaiting pickup. Those areas would be fenced and buffered. Mr. Marrazzo stated that the stored equipment would not be seen. Vice Chair Magne asked about the disposal of used oil and gas. Mr. Marrazzo said that he uses a recycling company that oversees the

disposal of all oil, gas and antifreeze. Vice Chair Magne also asked if there would be any other different uses for the property. Mr. Marrazzo replied that they would be selling cut flowers, but he does not expect that to dramatically increase the traffic. In addition, Mr. Marrazzo would like to sell prefilled propane tanks. There would be no refilling of the tanks on the premises. Treasurer Lloyd noted that the Gilmore and Associates review letter stated that the zoning ordinance prohibits the sale of gasoline and fuel as an accessory use. Solicitor Tager stated that the fuel on the premises would be used during the repair of equipment. Mr. Marrazzo noted that he would be selling Trufuel, which is ethanol in a pre-sealed can, but there would not be pumped fuel. Engineer VanHise said the application stated there would be nine employee parking spaces and an additional thirty parking spaces. She asked Mr. Marrazzo where the parking spaces would be for the employees versus the customers. Mr. Marrazzo said the employee parking would be in the red stone area across from oWowCow. Customer parking would be on the blacktop. Chair Pogonowski asked if there would be a conflict with parking since Mr. Marrazzo's lot will be used for overflow parking from Vince's Pizzeria. Mr. Marrazzo stated that his business would be closing for the day as Vince's Pizzeria is opening. Therefore, there would be no conflict with parking. The Board concluded that the proposed conditional use complies with the requirements for Conditional Use approval. On a motion by Treasurer Lloyd, seconded by Vice-Chair Magne, the Board approved Marrazzo's Manor Lane Florist Conditional Use application, subject to conditions agreed to by the parties.

SOLICITOR'S REPORT:

Jointure Draft Comprehensive Plan. Solicitor Kushto stated that she had made the requested changes by the Board to the Comprehensive plan. The Board accepted all the revisions and Solicitor Kushto will send the revisions to the Jointure Solicitor and the Jointure Zoning Council.

ENGINEER'S REPORT:

There was none.

SUPERVISORS' COMMENTS:

There were none.

MANAGER'S REPORT:

- A. Amendments to the 2009 Fee Schedule, Resolution 2023-11.** Manager Mulholland reported that sections of the Fee Schedule which pertain to electrical inspections, well permits, septic fees, Zoning Hearing Board applications, copying fees and notary fees have been studied and updated. She requested the Board's approval to update the 2009 Fee Schedule. On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the Board approved Resolution 2023-11 which will amend the Fee Schedule.
- B. Buck County Spraying for West Nile.** The Bucks County Board of Health has requested permission to monitor and treat Township-owned properties, except for Anchor Run Farm, for mosquitos. The Board granted permission for the treatment.

UNFINISHED BUSINESS:

There was none.

NEW BUSINESS:

There was none.

PUBLIC COMMENT:

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 8:42 P.M.

Respectfully submitted,

Stacey Mulholland, Manager