

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF JUNE 11, 2018**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on June 11, 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, Township Solicitor Terry Clemons, Township Engineer Mario Canales, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano. Treasurer Robert Lloyd was absent.

**BUSINESS**

- A. Zoning Hearing Board Application, 811 Durham Road, Proposed Dunkin Donuts.** Attorney Maureen Carlton, Engineer Jeffrey Beavan, Project Architect Dave Herbert and applicant Joe Glassman were present to review the Zoning Hearing Board application for 811 Durham Road. The applicant is proposing to construct a 2000 square foot single story restaurant (Dunkin Donuts) with a drive-through window. Engineer Beavan reviewed the plot plan for the application. Building location, parking areas, setbacks, parking spot locations, traffic flow and buffering were reviewed. The proposed building will comply with the dimensional requirements of the lot including building coverage, impervious surface coverage and setbacks. Variances are requested from technical requirements for parking and drive aisles. Variances for use, sidewalk requirements, woodland protection, off-street loading requirements and signage are also requested. There was extensive discussion relating to signage. The Board expressed their concern over the number of signs, the colors of the signs and the size of the proposed signage. The Board indicated the signage should meet the existing zoning requirements. The applicant will revise the plans to reflect the issues discussed and return to review with the Board.
- B. Public House Parking Area Proposal.** Property owner Fran McLaughlin and landscape designer Tim Craig were present to discuss their concept plan for a parking area next to the existing restaurant/bar, the Public House. They have combined the lot housing the existing restaurant and the parcel adjacent to the lot into one parcel. In addition to parking improvements, an outside seating area is also proposed. There was discussion of the parking layout, traffic circulation, buffering, setback requirements, noise from the outside seating area and lighting. The owner will

have engineered plans prepared addressing the concerns and comments from the Board.

- C. Agenda of June 18, 2018.** The agenda was reviewed and discussed.

**ANNOUNCEMENTS**

There were none.

**SOLICITOR'S REPORT**

There was none.

**SUPERVISORS' COMMENTS**

There were none.

**MANAGER'S REPORT**

- A. Bucks County Solid Waste Plan.** The Manager presented a draft resolution accepting the proposed Bucks County Solid Waste Plan. The Plan summarizes the past ten years of activities and quantities of solid waste disposal in Bucks County. The Plan projects the next ten-year needs for solid waste disposal and the disposal sites available. The Plan is available on line for review. The approval resolution will be on the June 18 Board of Supervisors agenda for consideration.
- B. Salt Shed Buffer.** The Board reviewed a landscaping plan for the new salt shed which would add buffering around the new building. After some discussion the Board felt additional landscaping should be done. The Board requested the Planner make a site visit and revise the plan to provide additional buffering.
- C. Roadway Crack Sealing.** The Township Engineer requested quotes from several companies to provide crack sealing services for the Township. The only company providing a quote was Asphalt Maintenance Solutions at \$18.35 per gallon applied. The total cost would be \$10,000.75 for 545 gallons. Approval of the bid award will be considered at the June 18 meeting.

**EXECUTIVE SESSION**

There was none.

**ADJOURNMENT**

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, and approved by both, the meeting was adjourned at 6:35 PM.

Respectfully Submitted,

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Joseph F. Pantano  
Township Manager