

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JUNE 10, 2019**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on June 10, 2019 by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Code Enforcement Officer Ted Middleman and Township Manager Joseph F. Pantano. Vice Chair Magne was absent.

BUSINESS

- A. Grange Addition of Pole Barn.** Scott Dengler representing the Middletown Grange and Joe Bound PDC Athletics were present to discuss the plan to construct a 75' X 140' pole barn on the Middletown Grange fair grounds. The building will be used primarily for a sports training center to include baseball, softball, soccer, lacrosse, and field hockey. Other uses would include camps and clinics, group and individual lessons, youth group leadership meetings, college recruiting seminars and similar activities. The use is not strictly agricultural, however, the building would be used for grange fair activities during the Grange fair. The building would be located where the horse arena is now. The Grange would replace an existing impervious parking area to a grass field as offset the increase in impervious surface from the building. The Grange would need to apply for a zoning variance for the use. Mr. Dengler indicated he would like to get a feel for the Boards thoughts before proceeding with the zoning application. Chair Pogonowski suggested a sketch plan submittal for the Board to review. The Grange will proceed as suggested.
- B. Popli Pool Application.** Attorney Ken Feterman was present representing Chaman and Rama Popli, 148 Jane Chapman Drive West. Mr. Popli had submitted an application for a new driveway, pool, pool house and a surrounding walkway and deck. The property is restricted to 12,000 square feet of impervious surface. The application had requested an additional 14,000 square feet of impervious surface. This would be over 100% increase in the impervious surface. Mr. Popli was asked to reduce the amount of impervious surface and revise his application. Instead Mr. Popli proceeded with constructing the second driveway which brought him to 14,421 square feet, 2,421 above the allowable 12,000 square feet. Mr. Popli returned for a second time requesting allowance to do the additional work that was turned down the first time.

His second request was for (20,123 square feet, still 8,123 square feet over the allowable). He was again asked to reduce the impervious increase request and address the drainage problem created by the installation of the second driveway. Mr. Popli's third submittal reduced the overall request from 8,123 square feet to 6,545 square feet above the allowable 12,000. (54.5 % over the allowable). Additionally there were no provisions to address the drainage problem the second driveway created. There was discussion concerning the understanding Mr. Popli had when he bought the property, claiming that the restriction was not clear. It was pointed out to Attorney Feterman that the plan restriction was clearly shown on the plans and that Mr. Popli had signed a disclosure statement acknowledging the 12,000 square foot limitation. After much discussion Attorney Feterman proposed to revise the application to eliminate (remove) the second driveway, correct the drainage problem the driveway had caused and revise the plan to reflect the reduction in the impervious surface.

- C. Golden Lotus Memorial Park.** Attorney Ed Murphy was present representing Jeff and Kim Hy, owners of the Golden Lotus Memorial Park. There had been discussion at a previous Township work session concerning a request for certain revisions to the approved Golden Lotus Memorial Park land development plan. An outstanding issue was the change from the approved flat gravestones to elevated gravestones 17 to 32 inches high. Golden Lotus representatives had placed sample gravestone in the area where they wanted to use the elevated stones. Stones 18 inches high were not able to be seen from the road (Rt. 413), however, the 32 inch stones were visible from the road. Code enforcement Officer Ted Middleman and Township Manager Pantano performed their own test. The larger stones, thirty and thirty-two inches were not visible after 130 feet from the internal service road. Mr. Murphy proposed the first 90 feet from the service road would allow for 17 and 18 inch markers the next 90 feet would include 22 inches high and the 30 to 32 inch markers would be at approximately 180 feet from the service road. The owners will have the drawings revised to reflect the layout proposed.
- D. Dougherty Subdivision.** Attorney Matthew Bathon representing Mr. and Mrs. Dougherty were present to discuss the escrow requirements for their subdivision. Their concern was having to post sufficient escrow to cover future drainage and landscaping requirements for lot three. After much discussion the applicant proposes to provide full escrow for

the first two properties and the Township would not release escrows that would allow the balance to fall below what would be required for the third lot. The Engineers will do the calculations to determine the amounts.

E. Agenda of June 17, 2019. The agenda for June 17 was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

Manager Pantano reported that the Township received an application from Torodyne, 1070 Swamp Road, relating to the use of the property behind the shop to have radio controlled racing. The schedule for the Planning Commission meeting, Board meeting and ZHB hearing will be provided at the next BOS meeting.

EXECUTIVE SESSION

There was none.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Chair Pogonowski, all voted to adjourn. The meeting was adjourned at 7:20 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager