

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF JULY 08, 2019**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on July 8, 2019 by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Vice Chair Jane Magne, Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Code Enforcement Officer Ted Middleman.

**BUSINESS**

- A. Girl Scout Silver Award Candidate.** Aubrey Williams, a candidate for the Girl Scout Silver Award, appeared before the Board to present her project for construction of a Little Tree Library at the Township building. The Silver Award is the second highest award a Girl Scout can attain. The Silver Award project must benefit the community, be some type of structure, include raising money to fund the project, involve a troop-led fundraiser and include two individuals other than those in the Troop to help with the project. A Little Tree Library is a small structure stocked with books where residents can take a book and leave a book. She asked that the Library be located in front of the Township building. Ideally, a location with the most exposure would be best. Treasurer Lloyd asked about the size of the structure. The structure would be approximately the size of a mailbox. Vice Chair Magne asked if she has reviewed the various design examples available online. Aubrey indicated she had but has not picked a final design. Treasurer Lloyd asked that the Board be provided a copy of the design when completed. Chair Pogonowski asked who would maintain the Library long term. Aubrey indicated she has friends and siblings that would be responsible as they get older. Vice Chair Magne asked about promoting the project. Aubrey indicated she would return to the Township to announce the project's completion. Treasurer Lloyd made a motion to approve the installation of the Little Tree Library at the Township building. The motion was seconded by Vice Chair Magne and approved unanimously.
- B. Radio-Controlled Vehicle Racetrack.** Jason Smith from 1070 Swamp Road was present to discuss his Zoning Hearing Board application for a use variance. He wishes to operate a radio-controlled racetrack on the property which he rents from Davis Feed Mill. The property is zoned Village Residential which does not allow for this type of use. The

applicant is asking for a variance to allow for an E-9 entertainment use; specifically, a racetrack for small battery-operated race cars. Vice Chair Magne asked if he had spoken with his neighbors about the project. He indicated he had spoken with the adjacent neighbors but not with those two homes away. Mr. Smith indicated one neighbor would not speak with him. The two main issues discussed were lighting and noise. Vice Chair Magne asked about impervious surface. They are within the impervious surface allowances. Grading and stormwater issues were discussed. The applicant indicated he would be willing to eliminate the lighting, the outdoor sound system, night racing and restrict the racing to Sunday afternoons. Treasure Lloyd asked how many cars race at one time. There would be a maximum of eight cars racing at a time. Approximately 35 people would attend any one time. The previously built track is approximately 70 feet by 41 feet. Agreed hours of operation would be on Sunday only from 10:00 AM to 4:00 PM. Racing would be outdoors only with the use of the indoor track eliminated. Only electric or battery operated cars would be used, while gas fueled cars would be prohibited. The Board will send a letter to the Zoning Hearing Board making a recommendation on conditions should the Zoning Hearing Board approve the variance.

- C. AAA (Dunkin Donuts) Land Development.** Engineer Jeffrey Beavan and Attorney Paul Cohen were present to discuss AAA's latest proposal to develop the property at 811 Durham Road. The applicant previously obtained a zoning variance for the use. The applicant had also appeared before the Board and the Planning Commission. They prepared a revised proposal and are requesting additional waivers. The applicant met with the Township Zoning Officer, Engineer, Attorney and Manager to discuss their proposal. The applicant then requested a meeting with the Board to address the issues and get further feedback. Issues discussed included traffic, stormwater control and requested waivers. A rain garden and underground detention basin were designed to address the runoff generated from the additional impervious surface. Existing runoff would be controlled through a runoff level spreader. This would control the concentrated runoff and distribute it in a sheet flow. There was a significant amount of discussion about stormwater. There were comments and input from various residents concerning flooding. Groundwater tanks and detention basin designs were discussed. As an alternative to the level spreader, the developer proposed to collect and move the runoff from the southwest area of the property to the eastern portion of the

property by gravity. This would allow the runoff to enter the drainage system along Park Avenue. The collection and pumping of water across the property is no longer being considered. There were additional comments and input from the audience. Treasurer Lloyd asked if the developer would share in the cost of drainage improvements on Park Avenue. The developer will study the Park Avenue drainage issues to see what can be addressed. Sidewalks and curbing along the property were discussed. Vice Chair Magne indicated a waiver for this might be considered if there was a fee-in-lieu-of provided. Traffic improvements were discussed. The developer had met with PennDOT on two occasions. PennDOT did not require a traffic study but the developer has completed a limited study. PennDOT had requested two egress lanes out of the property, one for straight ahead and left turn movements and one for right turn movements. A true deceleration lane for traffic entering from southbound Durham Road would not be required but the developer is proposing a tapered lane prior to the entrance. Vice Chair Magne asked about the limited traffic study. A trip analyses was performed, and the developer will provide copies to the Board. Waivers requested by the developer were discussed. Significant waiver requests included combined preliminary and final plan submission, sidewalk and curbing, stormwater management, parking and buffering. Vice Chair Magne commented that the waiver request stated there would be minimal impact on the surrounding properties. She stated that there are significant effects on the neighbors and the developer should address the hardships that relate to the requested waivers. The developer will submit a land development application addressing the comments and input from the Board.

**D. Agenda of July 15, 2019.** The agenda for July 15 was reviewed and discussed.

**SOLICITOR'S REPORT**

There was none.

**SUPERVISORS' COMMENTS**

There were none.

**MANAGER'S REPORT**

There was none.

**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 7:45 PM.

Respectfully Submitted,

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Joseph F. Pantano  
Township Manager