

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JANUARY 11, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order virtually via Zoom at 5:00 PM on January 11, 2021 by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

BUSINESS

A. Approval of Bills.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following January 11, 2021 payments were approved unanimously:

General Fund bills	\$109,724.04
JCE Sewer Fund bill	<u>36.28</u>
Total	\$109,760.32

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, a transfer of \$20,000 from the General Fund to the Payroll Fund was approved unanimously.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, a transfer of \$5,000 from the PLGIT General Fund to the Procurement Card Account was approved unanimously.

B. Agenda of January 18, 2021. The agenda for January 18 was reviewed and discussed.

LAND DEVELOPMENT

A. Iden/Cooper Subdivision, 3161 Rushland Road. Attorney Joe Blackburn and Engineer Rob Cunningham were present representing the applicants. Attorney Blackburn described the existing properties, parcel 53-001-003 being 2.04 acres and parcel 53-001-002 being 1.92 acres. Both are existing non-conforming lots. The applicant (TMP 53-001-003) proposes to acquire 0.81 acres of land from the adjacent property (TMP 53-001-002), with a resulting lot area of 2.85 acres for parcel 53-001-003 and 1.11 acres for parcel 53-001-002. The applicant received required Zoning Hearing Board approval in September of 2020. Attorney Blackburn discussed the Township Engineer's review letter and indicated the applicant would comply with the Engineer's comments. Chair Pogonowski made a motion to have the Solicitor prepare an approval resolution incorporating the review letter and requirements of the Zoning Hearing Board

decision. **The motion was** seconded by Treasurer Lloyd and approved unanimously.

- B. **Dunkin Donuts, 811 Durham Road.** Applicant Joe Glassman, Attorney Paul Cohen, Engineer Jeff Beavan and Dave Herbert were present to discuss the Dunkin Donuts Land Development application. Attorney Cohen provided a brief history of the project. The applicant had received Zoning Hearing Board approval in 2018. The original Land Development application was submitted in February of 2019. There have been a number of resubmittals based on engineering reviews and public input. The main issues were stormwater runoff, lighting, noise and increased traffic. LED lighting would be reduced from 4000 Kelvin to 3000 Kelvin. The applicant will work with the Township to determine the appropriate lighting fixtures. Engineer Beavan discussed the CKS and Gilmore & Associates latest review letters and indicated the applicant would comply with the requirements. He reviewed waiver requests and zoning issues. There was extensive discussion on the fee-in-lieu-of charge for landscaping waivers. It was determined that a fee of \$33,500 would be required. There was public comment from several residents. Adjacent **Resident Barbera Beck** asked about details of the fencing, rain garden location and sound issues relating to the order station. The fencing proposed would be a 6-foot sound reducing fence. The location of the rain garden and the issue of standing water was discussed. **Resident Lynn Bowen** asked what was changed from the previous submission. Engineer Beavan discussed changes that included rain garden revisions to handle 6,700 cubic feet of runoff and underground storage to handle 9,500 cubic feet of runoff. Also discussed were the well location and possible draw down of the water table. **Resident Peg Clark** noted her concerns of water draw down and stormwater runoff on Park Avenue. **Resident Dickson Sorenson** discussed his concerns about the sound coming from the order station, flooding and lighting. The sound issue will be addressed with a sound reducing fence and the ordering speaker location. Lighting will be reduced from 4000 Kelvin to 3000 Kelvin. The Solicitor will prepare a plan approval resolution which will include the changes discussed and will be considered at the February 8 meeting.

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 Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager