

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF AUGUST 9, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on August 09, 2021 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 (by Zoom video), Treasurer Robert Lloyd, Township Solicitor Terry Clemons, Township Engineer Cindy VanHise and Township Manager Joseph F. Pantano.

BUSINESS

- A. Bennett Lane Zoning Hearing Board Application.** Engineer Heath Dumack and applicant Jennifer Broderick were present to discuss the ZHB application for 9 Bennett Lane. The applicant is requesting relief from impervious surface coverage requirements. The property has a maximum impervious coverage allowance of 18%. The applicant confirmed they were aware of the requirement and had signed the acknowledgement when purchasing the property. The additional coverage would include a pool, pool storage shed and hot tub. The additional requested coverage is 2,600 sq. ft. The applicant said their overly long driveway, needed because of the septic system being in the front yard, added to the initial impervious coverage. It was also discussed that the as-built drawings differed from the engineering survey that Engineer Dumack had performed. The as-built plans show an additional 130 sq. ft. The present request for an additional 2,600 sq. ft. would bring the coverage to 28.73% compared to the 18% allowance. The owners bought the property with 15.8% coverage. They used 2.2% in increasing the size of the driveway and adding a deck which brought them to the 18% allowance. The 2,600 sq. ft. is in addition to that. Vice Chair Magne commented that this would be 32% over the allowed 18% coverage. She was troubled by such an increase in the impervious surface coverage and would like to see it scaled down, especially in light of the MS-4 mandates. There was additional discussion on handling the stormwater runoff. The applicant had shown trees being planted to address the runoff, but found that this was not acceptable after they had submitted the application. They now propose to use an infiltration French drain system along the east side of the driveway. After much discussion on the type of stormwater system, Treasurer Lloyd stated he is not comfortable reviewing the application without plans. Since the proposed stormwater system was changed from the application plans, he requested the applicant seek a continuance of the scheduled ZHB hearing and resubmit with

the proper plan. Additionally, it was suggested they downsize the project for the BOS to even consider supporting the application. The applicant agreed to the continuance and will provide proper documentation for the continuance request.

B. Agenda of August 16, 2021. The agenda was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

ANDERSON PRESERVE STREET LIGHTING

Engineer VanHise reported she talked with the electrical contractor concerning the Anderson Preserve street light. The light is too bright for the neighbors and the road traffic. She requested the contractor change the existing metal halide bulb to a high-pressure sodium bulb. This should tone down the stark brightness. If this approach does not work, they will replace the bulb with a lower wattage bulb.

SUPERVISORS' COMMENTS

Chair Pogonowski reported that he received a call from a resident asking if the Township is interested in selling the Pheasant Lane paper road connecting Wrenwood to Second Street Pike. The Board was in general agreement that they were not interested in selling the property. Chair Pogonowski also noted that the same resident said it appears there is hunting and deer bating being done either near or on the Township property. Chair Pogonowski asked the Manager to investigate.

MANAGER'S REPORT

The Village Library of Wrightstown Roof Replacement. The Township received three quotes for the library roof and gutter replacement:

- | | |
|---------------------------|-----------|
| 1) Beres Contracting Inc. | \$19,845. |
| 2) J. Gorski Construction | \$14,940. |
| 3) C&C Roofing and Siding | \$28,050. |

Details of the quotes were discussed. In order to make sure contractors are quoting on the same details, Manager Pantano was asked to confirm warranty information and materials to be used. Chair Pogonowski made a motion to accept J. Gorski Construction quote contingent on clarifying, in writing, the material and warranty information, with a final review by the Solicitor. The motion was seconded by Treasurer Lloyd and approved unanimously.

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 6:17 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager