

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JULY 12, 2021.**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on July 12, 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), Township Solicitor Terry Clemons, Township Engineer Cindy VanHise and Township Manager Joseph F. Pantano. Treasurer Lloyd was absent.

BUSINESS

- A. Rienzi Winery Land Development.** Attorney Ed Murphy and applicants Armando and Angela Rienzi were present to discuss their Land Development plan. The Rienzi's had appeared before the Board on several occasions to discuss their development plans. They have initially planted approximately 3 acres of vineyards on their 18.5acre parcel. The project also includes renovation and expansion of an existing barn which would serve as a base of operations for the production and storage of wine, as well as the operation of a public retail use accessory to the vineyard. The applicant's previous proposal included a tent to hold outside events. Due to the restrictions on the number of events that could be held in a tent throughout the year and concern over the noise that may be generated, the applicant is now proposing to build an enclosed structure to hold events. This would allow the Rienzi's to hold as many events as they wished. After discussion on the building location and uses, the Board indicated they had no objection to an enclosed structure. The Rienzi's will proceed with the design and submit a land development application when completed.
- B. JMZO Ordinance Amendment.** An amendment to the Joint Municipal Zoning Ordinance proposes to rezone a 3.2acre parcel in Upper Makefield which is currently part of the Veterans Cemetery. The property was originally zoned VR-1 prior to the construction of the Veterans Cemetery. Upper Makefield Board of Supervisors believes that the property should be more appropriately zoned CM and requested the Jointure amend the zoning. The rest of the cemetery adjacent to the parcel is zoned CM. After some discussion, the Board decided to table the issue to the next regular meeting where the full Board will be in attendance.
- C. Lighting ordinance update.** Engineer VanHise discussed the most recent information on amending the Township lighting

ordinance to include provisions for LED lighting. In discussions with PECO concerning the requirement to have LED lighting in PECO-owned streetlights it was determined that in order to enforce an LED requirement the Township would have to purchase the streetlights. This would involve several steps including changing permits with the PUC. Engineer VanHise will contact other municipalities to see how they are handling the issue.

- D. **Agenda of July 19, 2021.** The agenda was reviewed and discussed. The proposed JMZO ordinance will be added to the agenda.

SOLICITOR'S REPORT

- A. **Anderson Preserve Dedication.** All work for the Anderson Preserve Land Development has been completed. The last outstanding issue concerning the paving was completed on June 28. The Engineers have completed and approved the final inspection. Vice Chair Magne expressed concern over the brightness of the streetlight at the entrance to the development. The lighting was done to specifications but appears to be too bright. Engineer VanHise will address the issue with the developer and the Solicitor will include the requirement to address the lighting issue in the dedication resolution. Chair Pogonowski made a motion to authorize the Solicitor to develop the dedication resolution for the project. The motion was seconded by Vice Chair Magne and approved unanimously.

- B. **Appraisal for Conservation Easement.** The Township is considering purchasing a conservation easement on a parcel in the Township. Chair Pogonowski made a motion to authorize the Solicitor to proceed with securing the conservation easement appraisal using Indian Valley Appraisal Company in accordance with the quote received in the amount of \$2,200. The motion was seconded by Vice Chair Magne and approved unanimously.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

- A. **2021 Road Program Schedule.** Manager Pantano presented the schedule for the 2021 paving program. Bids were advertised on July 6 and 9. Bid opening will be July 19. Presentation of bids to the Board of Supervisors will be July 19.

- B. Technical Review Board Application.** Pineville Tavern has submitted a Technical Review Board Application for relief from the second-floor dining area stairway exit requirements. The present configuration does not meet the Fire Code. The hearing has not yet been scheduled.
- C. Lingohocken Fire Company Formal Agreement.** The Lingohocken Fire Company has submitted a request to the Township for consideration of developing a formal agreement with the Fire Company. At present no formal agreement exists. Chair Pogonowski stated he agrees there should be some formal agreement. There was discussion on the type of issues that might be included in the agreement. Chair Pogonowski indicated he had some samples from other municipalities, and he would provide them to the Board for review.
- D. Dry Fire Hydrant Repair.** The dry fire hydrant on Parsons Lane is in need of repair. The Township is working with the Fire Company to have the hydrant repaired.
- E. S&D Ventures Land Development Dedication.** The Land Development project for S&D Ventures was completed in September of 2020. The Township did not accept dedication since a final notice of termination had not been received for the NPDES stormwater permit. The notice was recently received. Since the work was completed, inspected and approved in September of 2020, the Township Engineers recommended the 18-month maintenance period should begin as of September 2020. Additionally, the Land Development approval required a 15% maintenance bond or \$67,000. The developer has approximately \$59,000 in an existing letter of credit. They are proposing that the Township hold the letter of credit as opposed to issuing a maintenance bond. Solicitor Clemons stated he has no issue in holding the letter of credit as financial security. Solicitor Clemons will prepare the dedication resolution.

EXECUTIVE SESSION

There was an executive session to discuss potential litigation.

ADJOURNMENT

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, both voted to adjourn. The meeting was adjourned at 5:55 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager