

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF APRIL 26, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order virtually via Zoom at 5:00 PM on April 26, 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, Code Enforcement Officer Ted Middleman and Township Manager Joseph F. Pantano.

BUSINESS

- A. Wood Property Land Development.** Attorney Joe Blackburn, Engineer Rob Cunningham and property owner Jonathan Feinberg were in attendance to discuss the proposed Land Development Plan Approval Resolution for the Wood property. Solicitor Kushto reviewed the revised resolution reflecting changes recommended by the Board at the April 12 work session. The applicant is proposing to combine two parcels and then subdivide the lot into three individual residential building lots. The applicant will comply with all of the Engineer's and Planner's review letters, except for those where waivers are being requested. A PennDOT highway occupancy permit will be required for the driveway entrance, an Operation and Maintenance agreement for the shared driveway, a deed of dedication for the open space, an O&M agreement for the septic system, a permit for septic installation, removal of invasive species in the buffer areas, and permanent escrows for septic and stormwater systems. Attorney Blackburn presented a plan showing the proposed dedicated open space area. The open space would consist of approximately 6.25 acres. Attorney Blackburn requested the Board consider waiving the requirement for sewer and stormwater drainage escrows since the open space dedication is considerable. After some discussion it was agreed that the dedicated open space would satisfy Park and Recreation dedications and other fees-in-lieu-of. It was proposed that the escrow for the stormwater system would not be assessed at this time. However, the permanent septic escrow for each lot would be required. Chair Pogonowski also commented that there should be some distinction to indicate the property line between the open space and the private properties. Solicitor Kushto will make the changes discussed and the resolution will be on the May 3 Board of Supervisors agenda for consideration.
- B. Frey Zoning Hearing Board Application.** Applicant James Frey was in attendance to discuss his Zoning Hearing Board application for 853 Cherry Lane. He is proposing to raise

the roof elevation on the house by 3.5 feet. The existing roof is a slightly sloped roof. The new roof is desired from an aesthetic standpoint, as well as to sufficiently shingle the roof. He stated there would not be a second floor added to the house. Vice Chair Magne asked who owns the property. Mr. Frey stated he established an LLC for liability reasons, but he is the owner of the property. He does not intend to sell it. Vice Chair Magne asked the number of square feet in the existing house. He said that it is 1844 square feet and he is not proposing any expansion of the square footage. Vice Chair Magne asked about the discrepancy between the Zoning Hearing Board application and plan dimensions. He responded that the actual height of the roof line is 14 feet which he wants to raise to 17.5 feet, an increase of 3.5 feet. The application refers to average heights as defined in the Township ordinance. The actual increase would be 3.5 feet. Vice Chair Magne asked what type of framing would be used for the roof. Mr. Frey indicated he would most likely use trusses for the roof framing. When asked how many bedrooms are planned for the former doctor's office, he said three. Vice Chair Magne asked about the dimensions of the proposed garage. Mr. Frey responded that it would be approximately 21ft.x30ft. or 630 square feet. He was asked about a second floor in the garage. He indicated there would be no second floor. The location of the proposed driveway was discussed. The applicant was requested to have a property line survey done for the right side of the property to properly locate the proposed driveway. The septic system was discussed. Mr. Frey had the tanks cleaned and inspected. He will provide the Township with the certification from the septic company that the system is in good working condition. Stormwater runoff was discussed. The applicant will provide a stormwater runoff plan to handle construction runoff and the runoff associated with the changes being made. Chair Pogonowski summarized the Board's recommendations to the Zoning Hearing Board. The Township would not object to the application but asked that the following conditions be imposed: survey the right side of the property to establish the lot line, implement a modified stormwater plan addressing runoff, confirm that the septic system is functioning properly, no water would be supplied to the garage, and lighting will stay on the property and be properly shielded. Vice Chair Magne made a motion to have the Solicitor send a letter to the Zoning Hearing Board outlining these conditions. The motion was seconded by Treasurer Lloyd and approved unanimously.

C. Agenda of May 3, 2021. The agenda for May 3 was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

Chair Pogonowski discussed the Federal relief funds being allocated to Wrightstown Township. The Township needs to determine what are eligible uses for the money. There is a consultant working with PSATS that the Township should consider using to advise on the use of the funds.

MANAGER'S REPORT

A. Speeding on Township Line Road. The Township had been notified by Senator Tomlinson's office about a complaint received concerning speeding on Township Line Road. It was suggested the Township request PennDOT to perform a traffic study on Township Line Road. To perform a proper study both Wrightstown and Buckingham would need to participate since the road separates the townships. Buckingham Township was not interested in participating in the study. However, the Newtown Police Department will be conducting a traffic study with their existing equipment and will be working with the Buckingham Police to monitor speeding on the road. Presently both Wrightstown and Buckingham have speed monitoring boards set up.

B. Unnamed Stream, Name Proposal. The Township has received a request from the U.S. Board on Geographical Names to approve the proposed name of Wilkinson Run for an 0.5 mile unnamed stream in Warwick and Wrightstown Townships. The stream runs along Wilkinson Road in Warwick and ends at the Neshaminy Creek in Wrightstown. The name would commemorate Samuel Wilkinson, who in 1833 settled on land at the headwater of the stream. The Board had no objection to the name and directed the Manager to respond to the request.

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 6:24 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager