

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF OCTOBER 24, 2022**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on October 24, 2022 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, Treasurer Robert Lloyd, Township Manager Stacey Mulholland, Township Solicitor Terry Clemons and Township Engineer Cindy VanHise.

**Call to Order 5:00 PM**

**1. BUSINESS**

- A. Fire Prevention Poster Awards.** A poster contest for Fire Prevention Week was held for Wrightstown Elementary School students in grades K through 6. The Lingohocken Fire Company selected the winners and announced them at the Fire Company's Open House on October 14. Vice Chair Magne and Treasurer Lloyd presented recognition certificates from the Township to the first, second and third place winners.
- B. Rienzi Winery.** Ed Murphy, attorney for the Rienzi family, reported that the family had purchased an adjacent 10-acre parcel that increases their property to 26 acres. The two parcels will be merged into one. The plans were recently reviewed by the Planning Commission and they recommended that the impervious surface ratio be capped at 13%. Mr. Murphy also said that nothing has changed in the application nor in the variances being sought. A neighbor asked to express their concerns about the overall use of the property. They are concerned that the property will be more of a commercial retail space with on-site lodging instead of a primary residence. They believe that the property being permitted for wholesale storage use will allow for delivery trucks, thus increasing traffic. In addition, the neighbors are concerned about the impervious surface increase and the flow of water that could possibly run onto their property. The Rienzi's engineer stated that the planned stormwater basins will reduce the amount of runoff across the property. Chair Pogonowski noted the concern about the onsite lodging for the bridal party can be addressed with permitting. He also said that the Zoning Hearing Board can address buffering between the properties.

Solicitor Clemons does not believe there is a need for a wholesale storage use variance because storage of the wine produced is accessory to the operation of a winery. He believes that such a variance could then open the property to another use and that the wholesale storage use variance request be removed. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board will send a recommendation for planting an all-season buffer along the neighboring property to the Zoning Hearing Board.

**C. Agenda of November 7, 2022.** Chair Pogonowski noted that there will not be a meeting on November 7.

## **2. SOLICITOR'S REPORT**

**A. Resale Disclosure for Property Restrictions.** Solicitor Clemons stated that the Township can provide second owners with the details of a property's restrictions, but cannot require new property owners to sign resale disclosures on property restrictions. Chair Pogonowski noted that a disclosure statement makes it easier to cite a violation. Solicitor Clemons said that the State statute does not allow for required resale disclosures.

**B. Residential Disclosure for Laterals.** Manager Mulholland provided Solicitor Clemons with a copy of an ordinance from another township that requires an inspection of laterals on properties connected to a community septic system upon resale. Solicitor Clemons believes adopting this type of ordinance would be beneficial to the Township by preventing septic issues and non-compliance with DEP. The inspection would be done on the part of the laterals that run from the house to the main. This would apply to the Jane Chapman development and Matthew's Ridge development. The Board requested Solicitor Clemons to draft an ordinance for the inspection and disclosure of the laterals.

## **3. ENGINEER'S REPORT**

**A. Road Cost Comparison.** Chair Pogonowski requested a road surface treatment cost comparison from Engineer VanHise. He would like a spread sheet created that would have all the roads and their square footage, along with the cost per various treatments per square foot. The Board authorized Engineer VanHise to create a surface treatment road cost spreadsheet.

**B. Penns Park Quarry NPDES Renewal.** Engineer VanHise reported that she received a copy of the Penns Park Quarry's application for the renewal of their NPDES.

**4. SUPERVISORS' COMMENTS**

There were none.

**5. MANAGER'S REPORT**

**Update on Traffic Light Battery Backups.** Manager Mulholland reported that the 3 different traffic light battery backups are in the process of being replaced or have been replaced. The battery backup at the intersection of Rt. 413, Township Line Road and Pineville Road has been replaced. Armour & Sons Electric Inc. is currently replacing the backup batteries for the street light intersections at Rt. 413 and Rt. 232, as well as Rt. 413 and Wrightstown Road.

**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 6:44 PM.

Respectfully Submitted,

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Stacey Mulholland  
Township Manager