

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF September 26, 2022**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on September 26, 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. Wrightstown Country Store Update, 557 Durham Road.

Eric Kretschman, owner of the Wrightstown Country Store presented his current plans for the store. Mr. Kretschman said that due to the ongoing cost of engineering and the perk test failing, he cannot continue to build out the site as he had planned. Instead, he would like to combine the country store with the electronic store portion of the building for food sales and use the cottage as a plant and flower retail space. Aside from renovating those spaces so as to open for business, everything else would remain the same. A previously proposed greenhouse nor a deck around the store would be installed. Neither would the parking in the back of the property be expanded. Vice Chair Magne asked if it would be possible to combine the flower and plant store into the main building. Mr. Kretschman explained that with groceries, counters and kitchen there would not be enough room to accommodate plants and flowers in the main store. Chair Pogonowski commented that he is not comfortable with the cottage being renovated into a retail space without adding additional parking and improvements. Engineer VanHise noted that there are currently 14 parking spaces. Solicitor Clemons suggested that a revised plan be submitted as Phase 1 which removes all references to the cottage and only focuses on the development of the store.

B. Agenda of October 3, 2022 will include discussion of the renewal of the Newtown Police Department contract as well as an executive session to discuss personnel issues.

2. SOLICITOR'S REPORT

- A. Fireworks Ordinance.** Solicitor Clemons reviewed the draft Fireworks Ordinance received from the Ordinance Review Committee. He recommended two edits to the draft. The clause referring to ground items should include "such items as". The clause that defines what is not a commercial firework item does not necessarily need to include the phrase "not novelties". Chair Pogonowski asked Solicitor Clemons to make the changes and send the revision to the Planning Commission for review.
- B. Stormwater Ordinance.** Solicitor Clemons reviewed the draft for the Stormwater Ordinance. He suggested that the only phrase that needed to be corrected was "access to conservation easements" to "access to stormwater easements". Engineer VanHise will make that correction. The rest of the proposed ordinance comes directly from DEP models that are required in the ordinance. The corrected ordinance will be sent to the Planning Commission for review.
- C. Lighting.** Solicitor Clemons found no issues with the lighting ordinance and said that is ready to be sent to the Planning Commission for review.

3. SUPERVISORS' COMMENTS

- A.** Vice Chair Magne announced the Planning Commission will be hosting a presentation on "Green Energy" on Thursday, October 13 at 7:30 P.M.
- B.** Chair Pogonowski reported that the Board had a personnel discussion on September 23 by teleconference.

4. ENGINEER'S REPORT

- A. Cedar Lane.** Engineer VanHise reported that there are six areas on Cedar Lane where the road and bank have eroded. Tiebacks or Gabion walls are needed to prevent further erosion. Chair Pogonowski suggested if Gabion walls are not suitable to be used in all the areas, then tiebacks should be used for uniformity. She also said that two road cross-pipes need replacement. In addition, tree removal will be necessary to prevent future roadway issues. Construction and permit easements will be required from the property owners of the six areas that need repair. Engineer VanHise recommended obtaining easements from all the property

owners on the creek side of the road. Chair Pogonowski suggested using funds from the Park and Open Space Reserve Fund. Engineer VanHise will begin preparing the paperwork so the project can be put out to bid in the Spring. The project will be put on the agenda for the next Board meeting to authorize funding.

- B. Road Projects.** Engineer VanHise reported that AMS has completed the Chip Seal and will be finishing the Fog Seal on all the road projects.

MANAGER'S REPORT

- A. MS4 Report.** Manager Mulholland stated that CKS submitted the MS4 report to DEP and a copy for the Supervisors is located on the Sharepoint drive.
- B. Greenbelt Archery Report for 2022.** Manager Mulholland stated the most recent report and reports for the last 9 years are included in the meeting packet.
- C. Public Works Building, Roof Replacement.** Manager Mulholland tried to obtain quotes from Costars for the replacement of the roof on the Public Works building. However, not all ABC suppliers are Commerical, and not all Commerical suppliers are CoStar. Therefore, she requested having the project put out to bid since the roof needs to be completed before the inside repairs are done. The Keystone grant for the interior work will expire in June 2023. The Board approved having the project go to bid.
- D. Generators for Public Works.** Manager Mulholland obtained quotes for two generators and their installation at Public Works. Denny Electric Supply would provide the generators and Shelby Electric would install them. One generator would be used for the garage and the other one would power the main building. The total amount of the quotes was \$11,449.89. On a motion by Chair Pogonowski, seconded by Treasure Lloyd, the Board added the installation of the generators to the agenda. On a motion by Chair Pogonowski, seconded by Treasure Lloyd, the Board authorized the purchase and installation of two generators in the amount of \$11,449.89. The motion was approved unanimously.
- E. Traffic Light Battery Backup.** Manager Mulholland reported that the battery backups are due for replacement on three traffic lights. On a motion by Vice Chair Magne, seconded by Treasure Lloyd, the Board authorized Armour & Sons Electric Inc. to replace the

backup batteries for the street light intersections at Rt. 413 and Rt. 232, Rt. 413 and Pineville Road, and Rt. 413 and Wrightstown Road. The motion was approved unanimously.

F. Act 57 Tax Collector Resolution. Manager Mulholland said Greg Soto, Wrightstown Township Tax Collector, dropped off a resolution prepared by the Tax Collectors Association of Bucks County. The resolution will be included on the Board of Supervisors' October 3 agenda.

EXECUTIVE SESSION

There was an Executive Session to discuss a personnel issue.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:27 PM.

Respectfully Submitted,

Stacey Mulholland
Township Manager