

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF FEBRUARY 28, 2022.**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on February 28, 2022 by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Chair Pogonowski (by Zoom video), Vice Chair Jane B. Magne (by Zoom video), Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Code/Zoning Officer Ted Middleman and Township Manager Joseph F. Pantano. Treasurer Lloyd was absent.

OPENING

Since Chair Pogonowski and Vice Chair Magne were in attendance by Zoom video, Chair Pogonowski turned the meeting over to Manager Pantano who was present at the Township building.

BUSINESS

- A. Zoning Hearing Board Application, 9 Bennett Lane, Broderick.** Attorney Kellie McGowen and Engineer Heath Dumack were present to review the Zoning Hearing Board application for 9 Bennett Lane. The applicant is requesting relief from the impervious surface allowance in the CR-2 zoning district. The allowable impervious surface is 18%. They are requesting a total impervious surface area of 22.92%. They claim there is a hardship because the driveway had to be very long due to the placement of the house. A rain garden is proposed to handle the excess stormwater runoff created by the additional impervious surface. The CKS review letter was discussed. Attorney McGowen indicated the applicant would comply with all the comments. There was additional discussion concerning the rain garden overflow. The overflow would end up in the storm sewer system and eventually make its way to the detention basin. The detention basin is privately owned and maintained. There was discussion over the initial design of the stormwater system and whether or not it could handle additional flow. The Board requested that the applicant produce confirmation in writing from the owner of the detention basin that the additional stormwater produced could enter the basin. Vice Chair Magne commented that the request asks for an impervious surface of 27.3% over the allowable 18%. She indicated this is significantly higher than what the Zoning Hearing Board has previously approved over the years. Additionally, the applicant has already added to their impervious surface coverage by increasing the size of their driveway and increasing the size of their deck. Moreover, when purchasing the property, the owners signed a

Residential Disclosure Statement verifying that they were aware that their lot was limited to 7329 sq. ft. (18%) for impervious surface coverage. The item will be placed on the March 7 agenda to consider sending a letter to the Zoning Hearing Board stating the Board's position on the application.

B. Land Development Discussion for Country Store, 557 Durham Road. Attorney Gregory Heleniak, property owner Eric Kretschman and Architect Steve Kline were present to discuss the Zoning Hearing Board application for the property at 557 Durham Road. The property consists of 33,048 square feet. There are three existing structures on the property: the main building which includes two stores and a residential apartment, a second building which is presently residential and a garage that has fallen into disrepair. The plan is to eliminate the residential use on the property and have all retail sales. Engineer Kline presented revised plans showing existing conditions and what is proposed. There was discussion on site access, traffic circulation, impervious surface coverage, parking, site lighting and stormwater management. Attorney Heleniak presented and discussed the variances being requested. The applicant is requesting special exceptions for expansion of existing retail use and permission to expand greater than 25%, as well as variances from maximum impervious surface, front yard setback, side yard setback, required parking spaces, required fencing/retaining wall, reduction in parking space size, front yard and side yard parking requirements, and relief from buffering and island requirements. There was much discussion concerning parking and safe access to the property. Pedestrian circulation and handicap access issues were discussed. Chair Pogonowski made a motion to send a letter to the Zoning Hearing Board indicating the Township is taking no position on the application. The motion was seconded by Vice Chair Magne and approved.

C. Agenda of March 7, 2022. The agenda was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

- A. FEMA Local Fiscal Recovery Funds.** Manager Pantano updated the Board on the status of the FEMA grant funds. The Township had applied for a reimbursement grant for expenditures relating to the Covid pandemic. FEMA had approved \$13,130.73. FEMA has paid 90%, or \$11,817.66. The remaining 10% will be paid by the State.
- B. American Rescue Plan Funds.** There was discussion over the possible uses of the Federal American Rescue Plan Funds. The Township has received \$162,000 to date. Possible uses discussed were road paving and repair, Road Department roof repairs, vehicle and equipment replacement, and contributions to non-profits.
- C. Township Covid Policy.** New and existing CDC guidelines were discussed. The Manager is preparing a standard Covid policy for Wrightstown.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

On a motion by Chair Pogonowski, seconded by Vice Chair Magne, both voted to adjourn. The meeting was adjourned at 7:03 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager