

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JULY 24, 2023**

The Wrightstown Township Board of Supervisors Work Session was called to order on July 24, 2023 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 Vicki and Township Engineer Cindy VanHise.

Call to Order 5:05 PM

1. BUSINESS

A. Barrows Guest Houses, 554 Mud Rd. In attendance was Mr. and Mrs. Barrows to review house plans. The original home is a historic structure. The apartment building is designed to complement the original structure. The Board found the façade acceptable and asked that the Manager communicate this to the Code Officer.

The Barrows had some questions about the CKS review letter. While the letter addresses a grading review, the engineer referred to the items listed in the Zoning Hearing Board decision to ensure these get addressed during the review. There were a number of questions asked and answered.

B. Tavern at Penns Park. The property owners Micki and Randy Serwell requested permission to hold an outdoor event on August 27 from 2-7PM. Vice-Chair Magne comments that one of the neighbors did mention that they were very appreciative of how well the Sewells were able to control noise. The event is a fund raiser to provide financial support for battered women. On motion by Vice-Chair Magne and second by Treasurer Lloyd, the use permit event at the Tavern was approved.

There was some discrepancy between the current use permit and the historical number of seats at the tavern. The tavern has an occupancy of 80 inside and 60 outside. There is a limit on the township permit of 65. The Board asked staff to work on resolving this difference.

There was also a request to replace the canvas ceiling of the outdoor are. They would like to put in a permanent roof which would deaden the sound. This is another

change to the use permit that needs to be addressed. The Staff was authorized to work out the details.

The Tavern would also like to use the space above the garage for residential usage. The Board recommended that the Serwells speak with the Board of Health to make sure that the additional residential area would not over use the holding tanks. This will also need to get resolved on the use permit long term.

2. SOLICITOR'S REPORT

No Report.

3. ENGINEER'S REPORT

Engineer VanHise reported that DunkingDonuts has requested an escrow release. Based on a site inspection, CKS authorized Escrow Release No. 1, attached. On motion by Vice-Chair Magne with second from Treasurer Lloyd, Release No. 1 was approved.

4. SUPERVISORS' COMMENTS

No Comments

5. MANAGER'S REPORT

A. Storm Damage Disaster Declaration. Manager Mulholland reported that a damage report was sent Bucks County.

B. Cedar Lane Project. Engineer VanHise reported that the July storm caused additional damage on Cedar Lane. She is recommending that the scope of the project be addressed. It is believed that the work will need to be done prior to any funding to ensure the conditions do not get worse. There was discussion about getting temporary construction easements to stabilize the worst areas. The Board would like staff to determine pricing and direction for addressing issues on an emergency basis.

EXECUTIVE SESSION

None required.

ADJOURNMENT

On a motion by Treasurer Lloyd and second by Vice-Chair Magne all voted to adjourn. The meeting was adjourned at 6:02 P.M.

Respectfully Submitted,

Stacey Mulholland,
Township Manager

Wrightstown Township
2203 Second Street Pike
Wrightstown, PA 18940


CERTIFICATE OF COMPLETION

July 14, 2023

Subject: 811 Durham Road – Dunkin Donuts
Escrow Release No. 1

We, the undersigned, hereby certify that the improvements required in connection with the Plans and this Agreement for 811 Durham Road – Dunkin Donuts project have been completed, as identified on the Summary of Escrow Account spreadsheet dated July 14, 2023.

Balance Prior to Payments Approved Hereunder	\$564,250.78
Amount of Approved Payments Hereunder	<u>\$116,144.00</u>
Current Undrawn Balance	\$448,106.78



Cindy VanHise, P.E.
Township Engineer

Wrightstown Township Manager