

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF APRIL 10, 2023**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on April 10, 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 Kushto and Township Engineer Cindy VanHise.

Call to Order 5:00 PM

1. BUSINESS

A. **Hortulus Farm.** Jon Kontz, owner of Hortulus Farm, stated that since his family took over Hortulus they did not change anything for the first 8 months. However, they are now open only 3 days a week, Friday through Sunday from 9 A.M. to 5 P.M. Mr. Kontz said that improvements planned for the property would include a children's garden and a woodland walking path. In addition, Hortulus Farm would like to have Amsterdam Coffee Bar of New Hope serve coffee on the premises. He would also like to collaborate with an offsite provider to produce craft cocktails with herbs from Hortulus' gardens. Mr. Kontz noted measures have been taken to have a minimal impact on the surrounding neighbors. The trash dumpsters have been moved further from the neighboring properties and adjusting the property's parking and traffic flow has helped prevent backups on Brownsburg Road. Vice Chair Magne asked about contact with the Heritage Conservancy with regards to the Conservancy being updated on the proposed plans for the property. Mr. Kontz said that Bill Kunze and Chris Kern from the Conservancy have walked the property and there have been two annual reviews. The Conservancy requested a soil conservation plan for the flower and vegetable area. Chair Pogonowski reported that a letter from the Conservancy stated that incidental sales were permitted on the property under the conservation easement which they hold. Treasurer Lloyd asked about bathroom facilities for visitors. Mr. Kontz said there are seven stalls for visitors. Solicitor Kushto asked Mr. Kontz what measures have been taken to aid with fire safety within the greenhouses regarding events. Mr. Kontz has

met with Fire Marshal Middleman and is implementing all requests made by the Fire Marshal. He also said that he does not plan to use the greenhouses for indoor events. They will only be used during poor weather conditions. The greenhouses along the property line are being used to overwinter clients' plants and to grow plants, as well as for storage. Chair Pogonowski instructed Solicitor Kushto to prepare a Use Resolution for the property.

B. Wycombe House, Outdoor Eating. Paul Cohen, Esq., attorney for Jerry Driscoll, said that an application will be submitted to the Zoning Hearing Board for outdoor seating and to formalize approval of the parking area. The proposed outdoor area has been set up to show the Township what area it will encompass, but the area is not being used. Chair Pogonowski noted that there are a minimal number of parking places on the plan and asked if there is a reason Mr. Driscoll is not asking for more parking. Mr. Driscoll said that he does not believe he needs relief for parking spaces but was seeking a variance from the setbacks to allow for the parking on the vacant lot. Chair Pogonowski asked if the lot would be paved to allow maximum parking. He recommended that Mr. Driscoll seek a variance for the number of allowable parking spaces to prevent possible issues. Vice Chair Magne asked if there would be an increase in the impervious surface. Mr. Cohen stated that they are working with the existing area and there would be no increase. Vice Chair Magne also asked about a buffer for the home that is adjacent to the parking lot to prevent the lights from shining into the home. Mr. Driscoll stated that there was a stockade fence that was a buffer. Chair Pogonowski asked if parking across the street was included in the calculations. Mr. Driscoll said that it was not included in the calculations. Mr. Cohen noted there is ample parking for the seating in the restaurant. The number of seats is limited by the wastewater facility which will allow for a total of 165 people, including employees. Mr. Cohen noted that with the addition of outdoor seating, the allowed limit would be exceeded. Therefore, the current seating on the second floor would be closed. Mr. Driscoll said that 148 seats are allowed and with the closing of the second floor and the addition of the outdoor space it would be a total of 142 seats.

Solicitor Kushto said that there is no clear definition as to when the additional parking and gravel were added to the lot that formerly had a home. She recommended that impervious surface calculations be added to the applicant's application so there is clear documentation for the property moving forward. Mr. Driscoll requested a temporary Use Permit for the outdoor patio while the application was being reviewed. Chair Pogonowski suggested that once a Zoning Hearing Board application has been submitted, the Board can review a temporary Use Permit to a meeting agenda for approval.

2. SOLICITOR'S REPORT

Rienzi Winery, Appeal Discussion. Solicitor Kushto reported Rienzi Winery filed an appeal of the Zoning Hearing Board decision requesting relief for various items with respect to their winery. The Zoning Hearing Board granted some, but not all, of the requested items. The Rienzi family has filed an appeal and has reworked some of the original plans to address the items denied and concerns presented by the Zoning Hearing Board. Ed Murphy, Esq., attorney for the Rienzi family, stated that most of the previously requested variances have been eliminated by the plan revisions. Mr. Murphy stated that the planned driveway connection between 580 and 550 Swamp Road would be removed. The 580 Swamp Road entrance would be the only access to the winery. The 550 Swamp Road entrance would remain a drive to the single family dwelling on the newly merged property. In addition, the proposed 11,500 sq. ft. building for winemaking, tasting room and events would be reduced to 5,700 sq. ft. All events would be held under a tent instead of in the proposed building. The use of a tent would limit the winery to 24 events per year and the events would be held on Saturdays between 4:00 and 10:00 P.M. Chair Pogonowski asked for a plan showing where a tent would be placed on the property. The Rienzi family is asking for relief from immediately planting a full 5 acres of vines. They believe that it would be 2027 before the winery is fully planted because of issues with obtaining new vines. Solicitor Kushto asked what the new impervious surface calculations would be with the reduction in the size of the building. Mr. Murphy stated the impervious surface ratio would be 11% rather than 13%. Solicitor Kushto clarified that the two properties would be merged and there would be two single-family homes on the property. Mr. Barry, attorney for Frank

and Rachel Marinelli of 548 Swamp Road and Chris Fallon, thanked Mr. Murphy for sending plans to them in advance. He also said that the Marinelli's had questions about the tent. They want clarification as to whether the tent would be up all year long or if it would be removed after an event. Likewise, his clients want to know the exact positioning of the tent and its size. Chair Pogonowski stated that the tent details would need to be finalized.

3. ENGINEER'S REPORT

Engineer VanHise is preparing the road project bid and expects a contract to be awarded in May.

4. SUPERVISORS' COMMENTS

Treasurer Lloyd stated that the roads that were paved in the past year are very rough and numerous residents have complained. Engineer VanHise noted that the projects completed this year will use a different process. Manager Mulholland said a street sweeper could be used to clean up the loose stone and Chair Pogonowski agreed that sweeping should be completed. Engineer VanHise stated that the project was done at a time when the weather was cooler, so the chip did not set as well as during warmer weather. Chair Pogonowski asked Engineer VanHise to determine if remediation of the roads completed last year could be done with a slurry seal.

5. MANAGER'S REPORT

There was none.

EXECUTIVE SESSION

There was an executive session to discuss personnel issues.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:47 P.M.

Respectfully Submitted,

Stacey Mulholland
Township Manager