

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS

MINUTES OF WORK SESSION OF JULY 8, 2024

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on July 8, 2024, 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 Rob Lloyd, Township Manager Stacey Mulholland, Township Solicitor Vicki Kushto, and Township Engineer Cindy VanHise.

1. BUSINESS:

192 Pine Lane (TMP 53-008-003-001) Hammer Subdivision. Ed Murphy, Esq., and Justin Geonnotti from Dynamic Engineering presented a subdivision proposal on behalf of Mike Hammer, covering areas in both Wrightstown Township and Upper Makefield Township. The Board approved sending a letter to Upper Makefield Township indicating that they would support variances for minimum lot area and front yard width at the street for the subdivision provided the property is subdivided along the Townships' boundary. The Board asked that Upper Makefield look favorably on these variance requests if proposed.

2. SOLICITOR'S REPORT:

A. Knox Box Ordinance #339. Solicitor Kushto presented the previously discussed Knox Box Ordinance for adoption which mandates the installation of Knox boxes on commercial properties within the Township. The ordinance was unanimously approved on a motion by Vice Chair Magne and seconded by Treasurer Lloyd.

B. Fire Code Ordinance #340. Solicitor Kushto presented the updated Fire Code Ordinance for adoption. This ordinance adopts the International Fire Code of 2018, with exemptions included by the Board for certain residential properties. The ordinance was unanimously approved on a motion by Vice Chair Magne and seconded by Treasurer Lloyd.

3. ENGINEER'S REPORT:

A. Current Zoning Maps. Engineer Van Hise emphasized the need for updates to the outdated Township zoning maps. She had contacted the Bucks County Planning Commission, securing base maps for developing more recent versions. She confirmed that a GIS specialist from her firm could undertake the map updates. Additionally, it was suggested that future zoning updates be aligned with developer projects to maintain current maps at no cost to the Township. The Engineer will provide a written estimate for the work at the next meeting for Board approval.

B. Thompson Mill Culvert Replacement. Engineer Van Hise provided an update on the Thompson Mill culvert replacement project. Following a pre-application meeting with DEP, it was determined that a Chapter 105 permit GP11 would be required to proceed with the culvert replacement. The application process would include wetlands identification, estimated to cost \$1,800. The subsequent project would involve designing, submitting E&S plans, and obtaining a DEP permit before proceeding to the bidding phase. A preliminary construction cost estimate of \$115,000 and engineering costs of \$25,000 were projected. Chair Pogonowski made a motion, seconded by Treasurer Lloyd, to approve the expenditure of \$16,000 for preliminary planning and design to facilitate the permit process. The motion was unanimously approved.

4. SUPERVISORS' COMMENTS:

Vice Chair Magne announced that the Wrightstown Township Summer Playground Program has been canceled due to a lack of participants.

5. MANAGER'S REPORT:

- A. Park and Recreation Requirements for Twining Construction Project.** Manager Mulholland reported on the Park and Recreation in-lieu-of fee for Twining Construction discussed at a previous meeting. Park and Recreation fee requirements detailed in the fee schedule were calculated. The Board approved a \$21,600 fee in-lieu-of to be paid before occupancy.
- B. Signage for Brownsburg Road.** Manager Mulholland reported a request for signage in response to a resident's concerns regarding her autistic son and the high levels of traffic on Brownsburg Road. The Board approved the design of the sign which would be placed on both sides of the street to warn oncoming motorists.
- C. Appointment of Zoning Hearing Board Member.** The Board appointed Steve Marcell, a member of the Planning Commission, to the Zoning Hearing Board to fill the recent resignation of Steve Vance. A resolution to formalize his membership will be prepared following the vote. Vice Chair Magne made a motion, seconded by Treasurer Lloyd, to appoint Steve Marcell to the Zoning Hearing Board. Additionally, Vice Chair Magne made a motion, seconded by Treasurer Lloyd, to accept Steve Marcell's resignation from the Planning Commission. Both motions were unanimously approved.
- D. Approval of July 1, 2024, Minutes.** The Board of Supervisor minutes of July 1, 2024, with edits, were accepted by the Board.

EXECUTIVE SESSION:

There was an executive session to discuss potential litigation.

ADJOURNMENT:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the Board voted to adjourn. The meeting was adjourned at 5:45 PM.

Respectfully Submitted,

Stacey Mulholland, Township Manager