

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JANUARY 08, 2024**

The Wrightstown Township Board of Supervisors Work Session was called to order on January 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 Robert Lloyd, Township Manager Stacey Mulholland, Township Solicitor Vicki Kushto, and Township Engineer Cindy VanHise.

Call to Order 5:05 PM

1. BUSINESS

- A. Twining Construction.** The applicant, Mr. Steve McIntyre, provided the Board with a graphic design of his proposed double-sided, temporary sign that would replace an existing sign. The sign would be 4 ft. x 6 ft. in size and would meet ordinance requirements. Treasurer Lloyd reminded Mr. McIntyre to also consult the Township's lighting ordinance. Engineer VanHise inquired if the temporary sign would be in the same location as the permanent sign and the applicant responded that it would not. Chairman Pogonowski asked Mr. McIntyre for an estimate of the length of time the temporary sign would be displayed. Mr. McIntyre anticipated the temporary sign would need to be displayed for one year or less. Following discussion, the Board agreed to permit the sign to remain at the location for one year. Chairman Pogonowski said that this issue would have normally come up under Land Development.
- B. 165 Parsons Lane Permanent Stormwater Escrow.** Chairman Pogonowski informed the Board that the residents of 165 Parsons Lane were unable to attend the meeting. However, Engineer VanHise was asked to provide background information. She explained that the Gavins, property owners of 165 Parsons Lane, had installed a pool that needed a grading permit and a permanent stormwater escrow which is required when the allotted impervious surface allowance is exceeded. This project required a permanent escrow of \$5000. Manager Mulholland relayed to the Board that the Gavins believe this amount is excessive. She said that the Gavins also have a permanent escrow for septic,

which is approximately \$1000-1,500. Mrs. Gavin has been informed that these permanent escrows serve two separate purposes. Mrs. Gavin signed the agreement in the interest of proceeding with her pool at that time. She is looking for relief on the amount of the escrow. Engineer VanHise also stated that Mrs. Gavin was very unhappy with the \$5000 permanent stormwater escrow. Solicitor Kushto explained the escrow fee has now been reduced to \$2000. Manager Mulholland noted the Fee Schedule had been revised three times last year and Ms. Gavin's agreement was received during the Fee Schedule amendment process. Solicitor Kushto stated a new escrow agreement could be drafted. Engineer VanHise felt that in some situations, \$2000 might be shy of what is needed to address stormwater management, but it is generally a fair amount. Engineer VanHise reiterated that Gavin's project exceeded the impervious surface. The CKS inspector confirmed everything had been satisfactorily completed. The Board agreed to reduce the permanent stormwater escrow for 165 Parsons Lane to the amount of \$2000. The remaining balance of the initial \$5000 escrow will be refunded less legal fees to redraft the agreement and filing fees.

2. SOLICITOR'S REPORT

There was no report.

3. ENGINEER'S REPORT

There was no report.

4. SUPERVISORS COMMENTS

There were none.

5. MANAGER'S REPORT

- A. Duty Tow 2024 Schedule. Manager Mulholland shared information with the Board provided by Chief Hearn. He would like to have consistent policies and fees between Newtown and Wrightstown for towing. Solicitor Kushto noted the ordinance would require several amendments, considering the current ordinance is from 2007. Manager Mulholland noted that the Fee Schedule would also need to be amended. Solicitor Kushto recommended that an amended ordinance and Fee Schedule be adopted at the same meeting. Following discussion, the Board agreed to place these items on the agenda for the February 5 meeting.
- B. Wrightstown Hunt Fire Pond Request. Meagan Wenger, president of the Homeowner's Association (HOA) for

Wrightstown Hunt learned that the 2024 Wrightstown Township Budget included funds for fire pond improvements and asked if the Board would consider providing financial assistance to the HOA for some costly maintenance items in the HOA's fire pond. The Board reviewed notes on the final development plans for Wrightstown Hunt that state the fire pond is the responsibility of the HOA and that Lingohocken Fire Company has access to the pond. Chairman Pogonowski noted the email from the HOA stated annual costs of over \$9000 for fire pond maintenance. Manager Mulholland offered to meet with the HOA President and share information about resources and costs the Township has explored relative to the basin at Matthew's Ridge which is owned by the Township. Chairman Pogonowski suggested that the Township might be able to assist in some manner with the maintenance of the dry hydrant which is used for fire protection. However, he indicated that there was no money in the 2024 budget. A longer-term solution might be the assessment of a hydrant tax which is permitted by the Second-Class Township Code for public hydrant maintenance. He suggested presenting a resolution to the Bucks County Association of Township Officials (BCATO) requested that the Fire Hydrant Tax definition be amended to permit taxing for dry hydrants/fire pond maintenance in addition to traditional fire hydrants. Chairman Pogonowski acknowledged that PSATS would need to support it and that many rural townships across the Commonwealth rely on dry hydrants. Legislation would need to be passed by the State Legislature. The Board approved Chair Pogonowski to write such a resolution for presentation to BCATO.

c. Approval of Minutes

- a. Work Session Minutes of December 11, 2023.
- b. BOS Reorganization Minutes of January 2, 2024. On a motion by Treasurer Lloyd, seconded by Vice-Chair Magne, the minutes of December 11, 2023, as amended to include the attached bill lists, and the BOS Reorganization minutes of January 2, 2024, were unanimously approved.

EXECUTIVE SESSION

An Executive Session was held following the Work Session to discuss pending litigation, real estate, and personnel matters.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice-Chair Magne, all voted to adjourn. The meeting was adjourned at 5:38 PM.

Respectfully Submitted,

Stacey Mulholland,
Township Manager