

## WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS

### WORK SESSION MAY 13, 2024

The Wrightstown Township Board of Supervisors met on Monday, May 13, 2024, in the Meeting Room of the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. Chair Chester S. Pogonowski called the meeting to order at 5:00 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Terry Clemons, Township Engineer George DiPersio, and Township Manager Stacey Mulholland. Treasurer Lloyd left at 6:30 P.M.

#### BUSINESS:

- A. 2023 Annual Municipal Audit and Financial Report.** The elected Board of Auditors, Dave DelBianco, Keith Daniels, and Jackie Pell, presented the 2023 Annual Financial Report.
- B. Zoning Hearing Board Application, Corner of Midland Road and Durham Road (TP 53-015-034-002).** Property owner Anatoliy Shalamov and Civil Engineer Vincent Fioravanti discussed a proposed land development project, including a new home, a pool, and a horseshoe-shaped driveway. After feedback from the Board, they will request a continuance of the May 29 meeting of the Zoning Hearing Board and present a revised plan at the Work Session on June 10.
- C. 662 Durham Road Subdivision (TP 53-015-072).** Property owner Blair Kusiak and Engineer Nick Rose presented a proposal to subdivide the nearly 5.8 acre property into a 2.14 acre unimproved lot and the current veterinary clinic lot with 3.65 acres. On motion by Chair Pogonowski and second by Vice-Chair Magne, the Board voted to authorize Solicitor Clemons to prepare a resolution, with conditions, approving the subdivision.
- D. 130 Pine Lane Subdivision (TP 53-008-002-002).** Property owner Adam Curtin, accompanied by Engineer Nick Rose, proposed subdividing the 10.11 acre parcel into two lots. The subdivision would entail a new 2.4764 acre unimproved lot along Pine Lane with a flag lot behind it which would include the existing dwelling and outbuildings. Open space of 0.5236 acres would have to be provided and identified on the rear lot to provide for the 3-acre minimum needed for a lot in the CM zoning district. As the plan was submitted as a sketch plan, the applicant would need to convert the application to Preliminary as Final and address the comments already made in the engineer's review letters. Chair Pogonowski made a motion to authorize Solicitor Clemons to draft a resolution of approval, subject to conditions outlined by the Board. The motion was seconded by Vice Chair Magne and approved by both.

#### SOLICITOR'S REPORT:

- A. JMZ Ordinance Electric Vehicle Amendment (JMZO 2022-02).** Solicitor Clemons reported comments from Wrightstown on the proposed Electric Vehicle Ordinance. Chair Pogonowski made a motion to forward the ordinance to the other Jointure members for further comment and review. This was seconded by Vice Chair Magne and the motion was approved.
- B. JMZ Ordinance Wireless Communications Amendment (JMZO 2022-01).** The Board discussed the status of the proposed Wireless Communications Ordinance after Newtown Township had accepted edits. Chair Pogonowski made a motion to send the current version of the ordinance back to the Cohen Law Group for further review. This was seconded by Vice Chair Magne and the motion was approved.
- C. JMZ Ordinance Billboard Amendment (JMZO 2022-03).** The Board suggested edits to the proposed Billboard Ordinance and approved it being sent back to the Jointure with their comments, emphasizing the need for height restrictions in any updated versions. A motion was

made by Chair Pogonowski, seconded by Vice Chair Magne, and the motion approved.

- D. JMZ Ordinance RI/RI-A Impervious Surface Amendment (JMZO 2024-03).** Chair Pogonowski made a motion to authorize Solicitor Clemons to advertise the proposed ordinance amending the maximum impervious coverage in the RI and RI-A Rural Industrial Zoning Districts. On a second by Vice Chair Magne, the motion was approved.
- E. JMZ Ordinance Definitions Amendment (JMZO 2024-02).** Chair Pogonowski made a motion for Solicitor Clemons to advertise the proposed ordinance amending definitions in the Newtown Area Joint Municipal Zoning Ordinance. On a second by Vice Chair Magne, the motion was approved.

#### **ENGINEER'S REPORT:**

**Octagonal Schoolhouse Roof Bid.** Engineer George DiPersio presented the results of the recent bid opening for the replacement of the roof on the Octagonal Schoolhouse. Following evaluation of the two bids, the engineers recommended Maryland-based ALP Roofing Company. Manager Mulholland suggested applying for a T-Mobile Hometown Grant, which offers up to \$50,000 toward project expenses. Vice Chair Magne made a motion to pursue a T-Mobile Hometown Grant for \$50,000, which was seconded by Chair Pogonowski. The motion was approved. Vice Chair Magne then proposed awarding the bid for the Octagonal Schoolhouse roof replacement to ALP Roofing Company for the sum of \$73,730.00. This was seconded by Chair Pogonowski. The motion was approved. Bid tabulations are attached.

#### **SUPERVISORS' COMMENTS:**

Vice Chair Magne reminded residents that Wrightstown Community Day and yard sale will be held on Saturday, May 18, from 9 AM to 1 PM at the Middletown Grange Fairgrounds.

#### **MANAGER'S REPORT:**

- A. Quotes for New Mower.** Manager Mulholland provided an update on mower quotes discussed previously. Vice Chair Magne made a motion to acquire a 72-inch zero-turn Toro mower through a lease-purchase financing arrangement spanning 36 months through Tanner's Lawn and Snow Equipment. Chair Pogonowski seconded the motion. The motion was approved.
- B. Quotes for eCode Codification.** Manager Mulholland provided a report on codifying five ordinances from 2022 and 2023 to update eCode. Vice Chair Magne made a motion to authorize an expenditure ranging from \$2,510 to \$3,230 from the Cable Access Fund for the update of eCode. Chair Pogonowski seconded the motion and it was unanimously approved.
- C. Quotes for Library Painting.** Manager Mulholland provided an update on the ongoing quotation process for the Library painting project. Quotes were received from CertaPro Painters of Central Bucks (\$22,800) and Curtis Painting, Wycombe (\$11,100) to paint the Library Community Room, vestibule and exterior porch. Two additional contractors did not provide estimates on request. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board voted to award a contract to Curtis Painting. The motion was approved.
- D. Approval of May 6, 2024, Minutes.** On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board of Supervisors minutes of April 1, 2024, with edits, were approved.

**EXECUTIVE SESSION:**

An Executive Session was held following the Work Session to discuss personnel.

**ADJOURNMENT:**

On a motion by Chair Pogonowski, seconded by Vice Chair Magne, both voted to adjourn. The meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Stacey Mulholland, Manager

Attachments: Bid Tabulations

## OCTAGONAL SCHOOLHOUSE ROOF REPLACEMENT

## BID SUMMARY

BID DATE: MAY 7, 2024

	<b>CONTRACTOR</b>	<b>BASE BID</b>	<b>BASE BID + ALTERNATE NO. 1</b>
1	ALP Roofing 1716 Harford Rd. - Suite 201 Fallston, MD 21047	\$69,748.00	\$73,573.00
2	D.A. Nolt, Inc. 53 Cross Keys Rd. Berlin, NJ 08009	\$137,727.00	\$137,727.00

**WRIGHTSTOWN TOWNSHIP, BUCKS COUNTY**  
**OCTAGONAL SCHOOLHOUSE ROOF REPLACEMENT**  
**BID TABULATION**

No.	Description	Unit Of Measure	Quantity	(1)		(2)	
				ALP Roofing		D.A. Nolt, Inc.	
				Unit Price	Total	Unit Price	Total
<b>BASE BID</b>							
1	Remove and Dispose of Existing Roofing System/Materials at Schoolhouse and at the Freestanding Electrical Cabinet, Complete	LS	1	\$6,500.00	\$6,500.00	\$40,000.00	\$40,000.00
2	Installation of New Cedar Shake Roofing System Materials at Schoolhouse and at the Freestanding Electrical Cabinet, Complete	LS	1	\$54,200.00	\$54,200.00	\$82,277.00	\$82,277.00
3	Soffit/Fascia/Trim Repairs	LS	1	\$1,488.00	\$1,488.00	\$10,200.00	\$10,200.00
4	Removal/Disposal of Existing Spaced Roof Sheathing Purlines and Installation of New Sheathing Purlins as Directed by the Engineer	LF	100	\$6.00	\$600.00	\$25.00	\$2,500.00
5	Rafter Repair/Reinforcement as Directed by the Engineer	LF	30	\$35.00	\$1,050.00	\$50.00	\$1,500.00
6	Rainwater Diverter at Second Course (48-54 inch width) - Terne Metal	LS	1	\$5,910.00	\$5,910.00	\$1,250.00	\$1,250.00
<b>BASE BID TOTALS</b>					<b>\$69,748.00</b>		<b>\$137,727.00</b>
<b>ALTERNATE NO. 1</b>							
Alt. # 1	Rainwater Diverter Alternate Material - Copper	LS	1	\$3,825.00	\$3,825.00	\$0.00	\$0.00
<b>BASE BID + ALTERNATE NO.1 TOTALS</b>					<b>\$73,573.00</b>		<b>\$137,727.00</b>