

## **Wrightstown Township Planning Commission Meeting January 12, 2023**

The Wrightstown Township Planning Commission met on January 12, 2023 at the Township Meeting Room. Members in attendance were: Mike Hoy, Scott McBurney, Steve Marcel, Dave Reed, Joseph Conroy, Also in attendance were: Jane Magne, Vicki Kushto, Judy Stern Goldstein

### **Reorganization for the 2023 PC Commission**

- Chairman Joseph Conroy
- Vice Chairman Ed Rushing

### **Call to Order:**

- Joseph Conroy called the meeting to order at 7:34 PM

### **Public Comment:**

- There was no public comment

### **Approval of Minutes:**

- The minutes of December 8<sup>th</sup> 2022 were approved

### **New Business:**

- 2193 Second Street Pike conditional use and land development
  - Michael Sullivan, Joseph Blackburn and Nick Rose
    - Asking for review and recommendation for a conditional use and a minor subdivision MSA zoning district
    - Plans include on the lower level offices and conference space for his own business use on the upper floor a space for catering venues (no cooking on premise, only warming
    - There would be a preferred caterer who has a mobile liquor license

- Presently other caterers would be able to supply their services
- Alcohol could be bought by the private party and they would supply the indemnification
- Parking would be predominately in the rear. The drive areas would be paved but the parking spaces would be stone and unmarked.
- Storm management would use the large retention basin towards the rear of the property. Mr. Sullivan will needed to have an agreement with Dr. Caracappa, who built the retention basin
- Fire suppression system for the barn was discussed
- Mr. Sullivan and Joe Blackburn agreed to the recommendation submitted by the engineers
- Mr. Sullivan and Joe Blackburn submitted addition request on January 12<sup>th</sup> These were not considered by the PC since adequate time for review was not available
- The PC recommended both the conditional use and the minor subdivision with the understanding of the will comply to the engineering suggestions with the exception of the additional request The PC asked that both the parking and storm water management be addressed, along with the fire, parking management, and the agreement with Dr Caracappa for the use of the storm water basin. Alcohol by a private third party needs to be addressed regarding liability.

- **Engine brake retarding system**

- noise was again discussed and what can be done to reduce the noise
- I will speak to Corporal Deppi

- Annual inspection by the certified inspection space includes an inspection of the muffler system with a test drive
- Will speak to Officer Paul Deppi further

### **Old Business:**

- **Annual Plan** will be given to the BOS with the PC recommendations this month Energy Management Checklist was tabled until the PC next meeting
- **Solar Installation**
  - The current height restriction of 10 feet needs to be revised for ground mount systems
    - Given the standard of 2 feet in the front and a slope optimal angle of 26-28, or greater the height needs to be adjusted to at least 11 feet
    - These will allowed maximum efficiency of the system in regard to the slope
- **Dead Trees along the Right of Way**
  - The members discussed the problem of dead tree leaning against the power line
- **Ice on Roads**
  - Discussion centered around water flowing from driving to the roadway and freezing
  - Property owner should control their water flow down their driveways onto the roadways

Website for additional governmental information on Energy rebates

[www.dsireusa.org](http://www.dsireusa.org)

### **Adjournment:**

- A motion was made and seconded and voted to adjourn the meeting

**These Additional Topic for were briefly discussed:**

**Need additional discussion**

- Abandoned structures and equipment
- Tiny Houses

**Respectfully Submitted**

**Joseph Conroy**