

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF MARCH 22, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order virtually via Zoom at 5:00 PM on March 22, 2021 by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer Robert Lloyd, Township Solicitor Terry Clemons, Township Engineer Cindy VanHise and Township Manager Joseph F. Pantano.

BUSINESS

- A. 107 Warner Way Zoning Hearing Board Application.** Applicants Heather and Edward Murray, Attorney Bryce McGuigan and Engineer Vince Fioravanti were in attendance to present the Murray's application for a zoning variance. The property includes a single family detached dwelling and is located in the CR1 zoning district. Allowable impervious surface on the property is 18%. Attorney McGuigan provided some history of the property and the proposal to add additional impervious surface. There was a previous Zoning Hearing Board decision granting a variance allowing additional impervious surface in order to accommodate a patio area in 2015. Vice Chair Magne questioned why the new application showed 21.3% of existing impervious surface when the previous ZHB decision allowed a maximum of 20.6%. Attorney McGuigan stated they were not sure. The previous contractor never supplied as-built plans. However, in looking at the design drawings compared to the actual construction, one possibility is the concrete surrounding the hot tub was changed from circular to square. This may have accounted for the overage. In any case, it was an accident to exceed the allowance granted. The overage will be addressed in evaluating the existing seepage bed for the additional impervious surface now being requested. Engineer Fioravanti reviewed some of the details of the project. The proposed pool is approximately 800 square feet including the surrounding concrete deck. This would bring the total impervious surface up to 24.19%. Vice Chair Magne commented that the request is over 34% above the allowed 18% for the property. That is significantly higher than previously granted relief for other properties. The Engineer discussed the existing location of the seepage bed and proposed expansion of the bed to accommodate the additional impervious surface proposed. There was much discussion on the maintenance and repair of the seepage bed. An operations and maintenance agreement would be required, along with a permanent escrow to assure compliance with the agreement. Solicitor Clemons will prepare a letter to the

Zoning Hearing Board stating the Township does not oppose the variance with the conditions that the applicant will enter into an operations and maintenance agreement, deposit \$1,500 into a permanent escrow to guarantee proper operation and maintenance, close out existing permits, design the infiltration seepage pit to handle all existing, as well as newly created, stormwater runoff and provide as-built drawings reflecting existing, as well as all new, improvements. Treasurer Lloyd made a motion to send the letter to the Zoning Hearing Board, the motion was seconded by Vice Chair Magne and approved unanimously.

B. First National Bank of Newtown Zoning Hearing Board

Application. Theresa Freni from Image One Industries was present representing The First National Bank of Newtown. The applicant is requesting a variance to erect a free-standing sign at the bank site. Vice Chair Magne questioned why the request seems to be just for adding an extra sign and does not address the fact that the proposed sign is much larger than allowed by ordinance. There is also a discrepancy between the dimensional drawing shown and the narrative identifying the square footage. Ms. Freni discussed how the bank cannot easily be identified from various approaches. There was much discussion on the building visibility and the reason for wanting additional signage. Chair Pogonowski made a motion to send a letter to the Zoning Hearing Board stating that if the ZHB grants the relief, the Board of Supervisors recommend certain conditions be set. The sign should not exceed the allowable 16 square feet area and removal of one of the two existing wall signs would be necessary. The motion was seconded by Vice Chair Magne and approved unanimously.

C. Agenda of March 15, 2021. The agenda for March 15 was reviewed and discussed.

SOLICITOR'S REPORT

Pineville Tavern Land Development Resolution. Solicitor Clemons reviewed the plan approval resolution for Pineville Tavern. Special note was taken to section 10 where the permitting of the second-floor dining was discussed. The language states that the owner must comply with all permitting requirements for the inside second floor dining area before a use and occupancy permit is obtained for the new outside dining enclosure. Additional wording, stating the second-floor dining area will not be used until proper permits are secured, was added. A motion was made by Chair Pogonowski to approve the resolution

with the amended language. The motion was seconded by Vice Chair Magne and approved unanimously.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

There was none.

EXECUTIVE SESSION

There was an executive session to discuss potential litigation.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 8:39 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager