

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF JANUARY 27, 2020**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on January 27, 2020 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 Solicitor Terry Clemons, Township Engineer Cindy VanHise and Township Manager Joseph F. Pantano.

**BUSINESS**

- A.** The Board broke for an executive session prior to the Land Trust presentations to discuss various legal issues.
  
- B.** Chair Pogonowski called the meeting back to order at 6:10 pm. There was discussion concerning completion of land development work at Anchor Beverage. Treasurer Lloyd made a motion to authorize the Solicitor to take appropriate action to compel Anchor Beverage to complete the work. The motion was seconded by Vice Chair Magne and approved unanimously.
  
- C. Land Trust Preservation Proposals.**
  - Land Trust of Bucks County.** (Scheduled for 6:00 pm)  
Dave Johnson, Executive Director of The Land Trust of Bucks County, discussed their proposal to be a co-holder of a conservation easement in the Township. Mr. Johnson reviewed the makeup and background of the Trust. The Trust started in the early 1990s and presently holds 115 properties which include about 5,100 acres under easement. The Trust would provide yearly monitoring of the easement, including on-site visits as well as drone monitoring. The Trust would handle all legal issues associated with the easement. Mr. Johnson is presently the only employee, although there are several volunteers. There are plans to hire additional employees in the future. The Trust staff would perform on-site monitoring and report preparation. The Trust would prepare a baseline documentation report including property and easement details. The cost proposal for the baseline documentation report is \$2,275. An endowment of \$10,700 would be required to cover future monitoring and enforcement costs.
  
  - Heritage Conservancy.** (Scheduled for 6:45 pm)  
Kris Kern, Heritage Conservancy Director of Resource Protection, and Jeff Marshall, President of Heritage Conservancy, were present to discuss their proposal to be

co-holders of a conservation easement in the Township. Director Kern discussed the make-up and background of the Conservancy. They have approximately 13,000 acres under easement, with Heritage owning about 3,000 of those acres. They have also participated in the acquisition of 2,000 acres for other townships. The Conservancy holds four conservation easements in Wrightstown Township totaling approximately 250 acres. The Conservancy would provide yearly monitoring of the easement utilizing site visits, GPS technology and photography. The Conservancy would also handle any legal issues relating to the conservation easement. The required baseline study would include items such as site background information, property and easement area description, physical and biological conditions, and mapping. The baseline report would cost \$2,500. A stewardship endowment of \$17,500 would be required to cover future monitoring and enforcement costs.

- D. Agenda for February 03, 2020.** The agenda was reviewed and discussed.

#### **SOLICITOR'S REPORT**

- A. Act 319 Violation.** Solicitor Clemons reported the Township received notification from the County that the Gorski main farm and the property across Cedar Lane covered under Act 319 were in violation of the Act 319 covenant. The owners have filed an appeal on the main farm and have requested certain information and a letter in support of the appeal from the Township. The Board authorized the Solicitor to provide the requested letter and information.
- B. Zoning Change.** Solicitor Clemons received information from Newtown Township relating to the proposed zoning amendment establishing zoning districts for gas stations and convenience stores in the Jointure. This will be discussed at a future meeting.
- C. Agenda Requirement.** Solicitor Clemons discussed the proposed legislation relating to changes in and posting of agendas prior to and at public meetings.
- D. Executive Session:** There was an executive session prior to the Land Trusts' preservation proposals to discuss active and pending litigation.

#### **SUPERVISORS' COMMENTS**

Chair Pogonowski announced that there was an executive session held on January 13 to discuss open space acquisition.

**MANAGER'S REPORT**

There was none.

**EXECUTIVE SESSION**

There was a discussion of legal matters prior to the Land Trusts' presentation.

**ADJOURNMENT**

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

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Joseph F. Pantano  
Township Manager