

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF FEBRUARY 24, 2020**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on February 24, 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, Township Solicitor Scott MacNair, Township Engineer Cindy VanHise, Township Manager Joseph F. Pantano and Code Enforcement Officer Ted Middleman. Treasurer Robert Lloyd was absent.

BUSINESS

A. Land Development, Silo Custom Homes Minor Subdivision.

Attorney Joe Blackburn and company president Jonathan Feinberg were present representing Silo Custom Home Builders. Attorney Blackburn presented a concept plan for two parcels near the intersection of Cherry Lane and Park Avenue. Parcels TMP 53-002-078 includes approximately 15.5 acres and TMP 53-002-078-003 has approximately 2 acres (non-conforming lot). The combined area consists of nearly 18 acres. The zoning for the area requires a minimum of 3 acres. The proposed subdivision would create 3 conforming lots of 8 acres, 7 acres and 3 acres. No zoning relief is anticipated at this time. There was discussion of perk testing for septic. Infiltration testing that had been done previously was used in siting the proposed septic systems, but perk testing with the Board of Health had not been completed. The applicant will proceed with preparing and submitting an application for a minor subdivision.

B. Lot Line Change, Iden/Cooper Rushland Road. Attorney Joe Blackburn presented a concept plan for a lot line change at 3161 and 3155 Rushland Road. Both are in the CM district requiring a 3-acre minimum lot size. Both are presently legal non-conforming lots. One lot consists of approximately 1.92 acres and the other of approximately 2.04 acres. The proposed lot line change would create 2 new non-conforming lots, one of 1.11 acres and the other of 2.85 acres. Both lots would still be non-conforming. The zoning for the district does not allow non-conforming lots to increase the non-conformity. The owners would need zoning relief to proceed. The property owners will proceed with a Zoning Hearing Board application for the non-conformity.

C. Agenda of March 2, 2020. The agenda for March 2 was reviewed and discussed. Chair Pogonowski asked that the

discussion of the proposed curative amendment to allow zoning for combined convenience store and fuel dispensing station be included on the March 2 meeting agenda.

SOLICITOR'S REPORT

Solicitor MacNair requested an executive session following the meeting to discuss potential litigation.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

- A. **Video Equipment.** The Township has been upgrading and replacing various pieces of equipment for videotaping and broadcasting meetings. Videographer Dave Dutko was present to discuss several pieces of costly equipment to be purchased. Mr. Dutko reviewed some of the equipment recently installed and explained the new equipment to be purchased as well as the function each component performs. The equipment includes a new video server, a 12x12 router, B.M. switcher and miscellaneous cabling. The total estimate for the equipment is \$16,130.32. The Manager will proceed with purchasing the equipment.
- B. **Zoning Hearing Board Applications.** The Township is in receipt of two applications for the Zoning Hearing Board. One application is from the owner of 861 Cherry Lane who is requesting relief from setback requirements on a non-conforming lot. The second is from The Gatherings (Blue Rock Construction) for a use variance. Both are scheduled for Planning Commission review and presentation to the Board of Supervisors. Chair Pogonowski commented on the Blue Rock Construction application. Presently the property is split by two zoning districts. Chair Pogonowski asked the Solicitor to investigate the possibility of adjusting the zoning districts to keep the property in one district.
- C. **Technical Review Board.** The Township is in receipt of a Technical Review Board application for 945 Penns Park Road requesting relief from sprinkler requirements. The hearing has been scheduled for March 4.

EXECUTIVE SESSION

There was an executive session following the meeting to discuss potential litigation.

ADJOURNMENT

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, both voted to adjourn. The meeting was adjourned at 5:51 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager