

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING September 15, 2025

The Wrightstown Township Board of Supervisors met on Monday, September 15, 2025, 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 7:30 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Township Manager Stacy Crandell. All motions were approved by unanimous vote unless otherwise indicated.

ANNOUNCEMENTS:

Chair Pogonowski announced that there was an executive session held prior to the meeting to discuss potential litigation items. There were no decisions made at the meeting.

Vice Chair Magne announced upcoming events in the community.

- The Bucks County Register of Deeds, Dan McPhillips, will display historic restored deed books, including the original deeds for the Octagonal Schoolhouse and for other Wrightstown properties at the Octagonal Schoolhouse open house on Sunday, September 21 from 1:00 to 5:00 P.M.
- The Township Harvest Festival will be held on Saturday, October 18 from 4:00 to 7:00 P.M. in building 2 at the Grange Fairgrounds.
- The Village Library will hold their fall Book Sale on November 7, 8, 9 and 13.
- There will be two paranormal programs held at the Library. Eric Mintel investigates the paranormal will be presented on Thursday, October 16 from 7:00 to 8:00 P.M. South Jersey Ghost Research will hold “Intel Investigates” and “Ghost Hunting Behind the Scenes” on Monday, October 27 from 7:00 to 8:00 P.M.

PUBLIC COMMENT:

Mike Dianni representing the Middletown Grange, spoke at length about their difficulty in obtaining a sewer permit from the Department of Environmental Protection.

APPROVAL OF MINUTES:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, Board of Supervisors meeting minutes of September 8, 2025, were approved.

SOLICITOR' S REPORT:

Hold Harmless Agreement for 48 Hallowell Drive. Solicitor Kushto asked that no action be taken on a proposed agreement until she could investigate some questions regarding the agreement, so discussion was delayed until another meeting.

ENGINEER’S REPORT:

Engineer VanHise submitted her itemized report.

BUSINESS:

A. Zoning Hearing Board Variance Request – 980 Mill Creek Road. The applicant Bridget Hilbig has requested a variance to install an eight-foot deer fence around a 200 foot by 200 foot area in her front yard to allow cut flower farming without the destructive intrusion of deer. The Planning Commission had recommended that the variance be approved. The Board had no objections to the variance. The Zoning Hearing Board is scheduled to meet in October.

B. Emergency Operations Plan – Resolution 2025-21. The Board had additional

concerns regarding the plan and suggested that there be further discussion at an upcoming work session.

- C. Appointment to the Zoning Hearing Board – Resolution 2025-23.** On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, alternate member Steve Vance was appointed as full member to the Zoning Hearing Board.
- D. 2026 MMO for the Non-Uniformed Pension Plan.** Manager Crandell gave an overview of the expected financial Township obligation (Minimum Municipal Obligation) for the Township pension plans for 2026. No action was needed by the Board.

DEPARTMENT REPORTS:

- A. Newtown Police Department.** Chief Hearn presented the report for August. There were 484 calls for service and 5 arrests. There were 24 traffic crashes for the month, with no fatalities. There were 24 traffic enforcement details with Police issuing 21 traffic citations and 27 warnings. Chief Hearn announced the retirement of Officer Shane Vandermark and Sergeant Robert Lupinetti. He stressed that cars should be locked, and valuables should not be left in vehicles. With school back in session, residents were reminded to yield to school busses and to follow the school speed limit. A Cars, Cops and Coffee event will be held on Saturday, September 20 from 8:30 to 11:30 A.M. at Veterans Park in Newtown. Chief Hearn also discussed the rules for safely using electric bikes.
- B. Lingohocken Fire Company Report.** Assistant Chief Dave James reviewed the August report. There were 19 calls for service, 98 man-hours for responses, 108 man-hours of training, for a total of 792 man-hours of service to the community.
- C. Public Works Department.** Foreman Dave James presented the report for August. It included preparations before and clean up after the Grange Fair. Dangerous trees on Cedar Lane and Brownsburg Road were taken down with cooperation from PECO. A walnut tree and brush were removed near the Octagonal Schoolhouse in preparation for a road opening for access to a proposed parking area in the field off Swamp Road.
- E. Central Bucks Ambulance Squad.** Chair Pogonowski read the July report. There were 12 responses in Wrightstown, with 96 calls for the year.
- F. Code/Zoning Department.** Chair Pogonowski read the Zoning Department report for August. There were 20 zoning and building permit inspections, 3 resale inspections, 1 notice of violation, and 4 complaint inspections. There were 3 commercial fire and sale inspections. A total of \$10,626.20 in fees and \$5,000.00 in escrow fees were collected.
- G. Emergency Management Coordinator.** EMC John Kernan announced that he has been working with the police and fire companies to update the emergency operations plan. This revised plan is expected to be presented soon for review and approval by the Board.
- H. Boards and Commissions.** Vice-Chair Magne reviewed the minutes of the Historical Commission and the Park and Recreation Board. Scott McBurney spoke via Zoom for the Environmental Advisory Council. He gave a summary of EAC discussions about the MS4 Streambank Restoration project at Anchor Run Farm. Vice-Chair Magne and Engineer VanHise added some details to the summary. Robin Hoy, from the Environmental Advisory Council, also spoke and shared a presentation. Resident Lynn Bowen spoke about her family's farming of the land adjacent to Anchor Run. Resident Holly Springle asked questions about the flow of the water in the stream and where the sediment comes from. Dana Hunting, who owns the homes and operates the CSA on Anchor Run Farm, spoke about her concerns regarding the Streambank Restoration project. She stated that she was not notified of this project until recently. Resident Mike Hoy thanked the Board for looking into this project and for determining whether the Department of Environmental Protection will allow for modifications to the approved plan. Solicitor Kushto explained that the previous Township engineers had developed this plan in 2017. When CKS joined the Township in 2019, they

drew up the design based on the previous engineers' plan. Resident Ken Hone spoke about the culture of the Township and how grateful he is to the community members contributing to maintaining the values of the Township. Lois Wilson Thompson, a 40-year member of Wrightstown Friends Meeting, suggested a petition be signed by residents asking the DEP to invalidate the present plan. Resident Kate Radicka asked if the application can be withdrawn. Engineer VanHise said she can ask the question when she speaks with DEP and whether the project can be redesigned. Ms. Radicka also asked about how this unfunded mandate would be funded and how that would affect taxes. Resident Dickson Sorenson asked questions about the original acquisition of the land by the Township, and what requirements were put in place. Resident Lynn Bowen asked how much sediment is being released into Neshaminy Creek that DEP is trying to reduce. Resident Evan Arloose asked for clarification on the topic of stormwater management. Resident Cheryl Gorski expressed concerns about certain portions of the adjacent land being affected over other portions of the land. Resident Bill Serwell spoke about his history of farming for 65 years in the Township. It was concluded that Engineer VanHise would discuss with DEP whether modifications could be made to the approved plan and whether the window for completing a MS4 project could be extended since such a project is already past the 5-year limit for completion.

- I. **Township Manager.** Manager Crandell reported that information is being gathered for preparing the 2026 Budget.

PUBLIC COMMENT:

There was none.

OTHER BUSINESS:

There was none.

ADJOURNMENT:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 10:16 P.M.

Respectfully submitted,

Stacy Crandell, Manager