

## **Wrightstown Township Planning Commission Meeting**

### **October 9<sup>th</sup> 2025**

The Wrightstown Township Planning Commission met on October 9<sup>th</sup> 2025 at the Wrightstown Township Meeting Room. Members in attendance were: Scott McBurney, Joseph Conroy, Dave Reed, and Michael Hoy. Also in attendance were: Vicki Kushto, Jane Magne, and Meredith Salisbury

#### **1) Call to Order**

The Meeting was called to Order at 7:31PM

#### **2) Public Comment**

- No public comment

#### **3) Approval of the September 11, 2025 Minutes.**

- A motion was made, seconded, and voted unanimously for the approval of the minutes from the September 11th 2025 meeting without any changes.

#### **4) New Business**

- **Zoning Hearing Board Application 111 Jericho Valley Drive:** Zoning Hearing Board application for 111 Jericho Valley Drive was discussed. In attendance were the homeowners and their attorney. The applicants described that the pool and associated decking were constructed above the allowable 18% impervious surface by about 300 sqft and are requesting a variance to allow for the overage on the impervious surface and for an additional 96sqft to install a shed. The applicants explained that the raingarden existing on the property was over designed to handle up to 24% impervious surface, so there are no stormwater management concerns with the relief requested. The planning commission asked many questions about the size, maintenance and construction of the stormwater system and reminded the applicant how important stormwater management is to the Township. Ultimately the Planning Commission made a motion, seconded, and voted unanimously to support the application if the shed was removed leaving the request for 18.9% impervious surface.
- **Zoning Hearing Board 2726 Windy Bush Road:** The planning commission heard the Zoning Hearing Board application for an impervious surface variance at 2726 Windy Bush Road. This application was presented by the homeowner and their pool contractor. The fact that the property is already over on impervious surface was discussed along with the fact that this property is very close to the Jericho Creek, a critical MS4 area. Due to these reasons the Planning Commission was hesitant to recommend the variance for the pool project. After some back and forth with the contractor the Planning Commission realized that there is no stormwater management on this lot, so allowing this project to proceed would allow the Township to get some sort of stormwater management in a critical area. Ultimately the PC made a motion, seconded and voted unanimously to recommend that the lot should be allowed to have a total impervious surface amount of [the allowable + the amount of the pool project] if the BMP is sized to cover [18% impervious on the lot + the amount of the pool project].
- **Subdivision Application 194 Brownsburg:** Present for the discussion were the homeowners and their engineer. The Planning Commission made a motion,

seconded and unanimously recommended the approval of the subdivision application and all waivers pending confirmation that the proposed well and septic distances are far enough away from all adjacent properties.

- **Lot Line and ZHB Application for 239 Ridge Ave:** The Planning Commission heard the proposed lot line change and Zoning Hearing Board applications for 239 Ridge Ave. The applicant, their engineer, and their lawyer are seeking to shift the lot line between a vacant parcel and the parcel that houses their primary dwelling and seeking a variance to work in a floodplain in order to shift their driveway approximately 30ft. They explained that the driveway ices in the winter and is very close to the neighbor and by shifting it they will be able to put in a pipe to keep the water off the driveway. The Planning Commission was concerned about the soils in the floodplain that would be supporting the driveway and recommended that the zoning hearing board put a condition on the approval that it be confirmed that the soils were adequate to support a driveway. With that condition they made a motion, seconded, and voted unanimously to recommend approval of both with all the accompanying waivers.

## 5) Adjournment

- A motion was made, seconded, and unanimously voted on to adjourn the meeting at 9:37 PM

**Respectfully Submitted**

**Meredith Salisbury**