

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING August 17, 2026

The Wrightstown Township Board of Supervisors met on Monday, August 17, 2026, 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, Solicitor Vicki Kushto, Engineer Brian Cicak and Township Manager Stacy Crandell. All motions were approved by unanimous vote unless otherwise indicated.

EXECUTIVE SESSION:

Chair Pogonowski announced that there were executive sessions held on July 27, August 4 and August 14 to discuss personnel issues.

ANNOUNCEMENTS

Chair Pogonowski announced that Treasurer Robert Lloyd was not present due to a family commitment.

Vice Chair Magne announced some upcoming Village Library events including Lego Club on August 19 and movies at 6:00 P.M. and 8:00 P.M. on August 28.

PUBLIC COMMENT:

There was no public comment.

APPROVAL OF MINUTES:

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, Work Session minutes of July 27, 2026, with edits, were approved.

APPROVAL OF BILLS:

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the following August 3, 2026, payments were approved.

General Fund bills	\$143,125.03
Special Reserve Fund bill	587.00
Cable Access Fund bills	1,029.06
Jane Chapman East Sewer Fund bill	300.00
Open Space Fund bill	246.00
Park & Open Space Fund bill	1,874.00
Emergency Services Fund bills	14,775.11
TOTAL	\$161,936.20

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the following August 17, 2026, payments were approved.

General Fund bills	\$36,173.72
Cable Access Fund bills	4,703.94
Special Projects Fund bills	3,253.89
Matthews Ridge Sewer Fund bills	882.80
Jane Chapman East Sewer Fund bills	4,791.83
TOTAL	\$49,806.18

SOLICITOR'S REPORT:

- A. Adoption of Sewer Lateral Inspection Ordinance #343.** Solicitor Kushto explained that the previously discussed proposed ordinance would require sewer lateral inspection prior to resale or if the Township determined there is a problem around the lateral. These sewer lateral connections are in the Matthews Ridge and Chapman Corners developments, served by sewage treatment plants. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, Ordinance #343 was adopted.
- B. Adoption of Private Family Burial Ordinance #358.** Solicitor Kushto summarized the proposed Ordinance that was previously discussed. On a motion by Vice Chair Magne, seconded by Chair Pogonowski, Ordinance #358 was adopted.
- C. Adoption of Jointure Ordinance JMZO #2026-03, Wrightstown Ordinance #359 Data Center Use.** Solicitor Kushto opened a public hearing and summarized the proposed Ordinance establishing a new G-17 data center use with attendant regulations to be allowed as a conditional use in the QA-A quarry/agricultural zoning districts. Vice Chair Magne explained that this ordinance may need to be updated in the future, but it protects the Jointure municipalities in the meantime if an application for a data center is submitted. Chair Pogonowski explained that in Wrightstown data centers would only be permitted in the quarry/agricultural zoning districts and applied to data centers not exceeding 10,000 square feet. The public hearing was closed. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Ordinance was adopted. While there was no public comment during the hearing, Auditor David DelBianco asked a follow up question later in the meeting concerning water usage and questioned how it would impact wells. Solicitor Kushto commented that any potential developer would need to do a water impact assessment as part of their approvals. Additionally, the wells would need approval from the Delaware River Basin Commission.

ENGINEER'S REPORT:

Engineer Cicak provided his July report to the Board.

Start of Maintenance Period for Twining Construction, Resolution 2026-18. Engineer Cicak noted that the site improvements for Twining Construction at 2272 Second Street Pike have been satisfactorily completed and the 18-month maintenance period can commence. He recommended approval of Escrow Release #9 for \$73,918.83, with \$6,300 remaining as escrow for deferral of

landscaping buffer until land development on the adjacent property is completed. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, Escrow Release #9 was approved. On motion by Vice Chair Magne, seconded by Chair Pogonowski, Resolution 2026-18 accepting the site improvements, allowing the maintenance period to begin, and deferring the landscaping buffer was approved.

DEPARTMENT REPORTS:

- A. Newtown Township Police Department.** Lieutenant Joseph presented the July report. There were 464 calls for service, with one arrest for DUI and 11 traffic crashes with one involving deer. Two frauds were reported, as well as 2 thefts and one auto theft. There was one truck enforcement detail and 31 traffic enforcement details. Traffic details were deployed at two locations, Township Line Road and Washington Avenue. The speed board was deployed at several locations including Second Street Pike, Penns Park Road and Mud Road. The report indicated that data collected during deployment showed that vehicles were operating on average well below the posted speed limit. Lieutenant Joseph also reminded residents to be aware of scams, especially those targeting the elderly. He also noted that the Grange Fair had no major incidents.
- B. Lingohocken Fire Company.** Chair Pogonowski presented the report for July. There were 22 calls for service with 7 calls in Wrightstown, 202 man-hours for responses, 101 man-hours of training and 14 man-hours for work details, for a total of 317 man-hours of service to the community.
- C. Central Bucks Ambulance.** No July report was received.
- D. Emergency Management Coordinator.** Manager Crandell reported that in July EMC John Kernan worked on a fire investigation for a dwelling fire on Cherry Lane.
- E. Public Works Department.** Foreman Dave James reported that in July the Public Works Department did an emergency pipe repair on Penns Park Road, helped with the road program projects and did storm cleanup due to rain.
- F. Code/Zoning Department.** Chair Pogonowski read the Zoning Department report for July. There were 27 zoning and building permit inspections, 7 residential resale inspections, 6 notices of violation sent, 6 complaint inspections, 3 signs removed and 16 fire inspections. A total of \$17,794.10 in fees and \$14,500 in escrow fees were collected.
- G. Boards and Commissions.** Vice Chair Magne reported the resignation of long-time member of the Historical Commission, Beverly Wilson. Ms. Wilson served over 28 years on the Commission and as a founding member. Her service and dedication to the community were warmly acknowledged. Karl Neiderer, secretary of the Historical Commission, provided a tribute gathered from the members on her accomplishments while serving on the Commission. Vice Chair Magne also reported that the Park and Recreation Board submitted their May minutes and are currently planning the annual Harvest Festival for October 17.
- H. Township Manager.** Manager Crandell encouraged residents to sign up for the Savvy Citizen App to stay connected to Township happenings. She reminded residents that septic pumping is now due and the receipt should be submitted to the Township office once the system is pumped. She also reminded commercial businesses that they still need fire inspection to submit their application and fee and then schedule an inspection before the end of the year. She also

prompted residents to ensure drainage areas and driveway pipes are kept clear to prevent flooding.

NEW BUSINESS:

- A. Updates to the Fee Schedule Effective August 17, 2026, through 2027, Resolution 2026-19.** Manager Crandell explained the changes previously discussed, which include fees for sewer compliance letters, and recommended approval. With these changes only consultant fees and electrical inspection fees would need to be approved for 2027. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, Resolution 2026-19 updating the fee schedule through 2027 was approved.
- B. Resolution 2026-20 Allowing Two Stamped Signatures on Checks.** Chair Pogonowski explained that he asked for this resolution so that he can sign checks with a stamp rather than with a wet signature. On motion by Chair Pogonowski, seconded by Vice Chair Magne, Resolution 2026-20 was approved.
- C. Agreement with Finance Consultant Transcend Finance for Bookkeeping Services.** Manager Crandell said that with the departure of the previous bookkeeper and the escrow clerk, the Township could contract with Transcend Finance for bookkeeping services. She explained that Solicitor Kushto made recommended changes to the contract to provide flexibility with respect to a long-term plan for the position. Dave DelBianco, Township Auditor, asked questions regarding software and plans for this position long-term. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the agreement with Transcend Finance was approved.
- D. Installation Costs for TurboDraft on Parsons Lane Dry Hydrant.** Manager Crandell asked that this discussion be tabled to the August 24 Work Session as Public Works Foreman Dave James had to leave early.
- E. Approval to Engage Consultant for Organizational Assessment.** Manager Crandell explained that the Township is going through a transition with the departure of some employees. She recommended contracting with WK2 Consulting and Stephanie Teoli Kuhls to perform an organizational assessment that could evaluate organizational structure, staffing, reporting relationships, management practices, and operational effectiveness. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the proposal from WK2 Consulting for a fixed fee of \$6,000 to perform the organizational assessment with the scope of work to be finalized was approved.

PUBLIC COMMENT:

Newtown Resident Bradley Cooper commented about a proposed development in Newtown Township.

Resident Ken Hone talked about his concerns regarding the commercial property next to his home.

Resident and business owner Julia Bailey spoke about concerns from the neighboring resident regarding her business.

SUPERVISORS' COMMENTS:

There were none.

OTHER BUSINESS:

There was none.

ADJOURNMENT:

On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the meeting was adjourned at 8:47 P.M.

Respectfully submitted,

Stacy Crandell, Manager