

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF MARCH 8, 2021

The Wrightstown Township Board of Supervisors Work Session was called to order virtually via Zoom at 5:00 PM on March 8, 2021 by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

BUSINESS

- A. **Pineville Tavern Land Development.** Attorney Don Marshal, Engineer Larry Young and property owner Andrew Abruzzese were present to discuss the Land Development application for Pineville Tavern. The property consists of 1.34 acres located in the VR1 zoning district and currently contains an existing restaurant, along with associated parking and driveway access from Pineville Road. The applicant proposes to construct a 1,980 square foot greenhouse to provide outdoor dining for patrons. Attorney Marshal discussed some history of the Tavern and reviewed previously granted zoning variances and special exceptions. He reviewed the present application discussing the requested variances and waivers. Attorney Marshal reviewed the Engineer's and the Planner's review letters and indicated the applicant will comply with all comments except for those related to the requested variances and waivers. Vice Chair Magne asked about the lighting. The applicant was requested to keep the lighting at 3000 Kelvin or less. There was discussion of noise and if music would be played outside. Mr. Abruzzi stated only non-amplified music such as an acoustical guitar and a singer would be acceptable. He also confirmed that there would be no drums allowed. Neighbor **Joy Fine** of 715 Pineville Road in Buckingham commented that she had no problem with the acoustical music, but would not like regular bands playing. Mr. Abruzzi assured the Township there would be no regular bands playing. Treasurer Lloyd asked about the safety issues such as tripping hazards, electrical work and heating issues. These will all be addressed in the plan submittals. There was also discussion on the existing second floor banquet room. The requirement to have the applicant meet the Code Enforcement/Zoning Officer's requirements for the existing second floor banquet room will be incorporated in the plan approval resolution. Vice Chair Magne made a motion to have the Solicitor prepare a plan approval resolution incorporating the ZHB decision and addressing the safety issues as

discussed. The motion was seconded by Treasurer Lloyd and approved unanimously.

- B. Wrightstown Country Store Concept Plan.** Eric Kretschman, owner of the Wrightstown Country Store at the corner of Penns Park Road and Route 413, was present to discuss his concept plan for the property. The existing property consist of a building containing two retail uses and an apartment. A separate cottage and a garage are also located on the site. The developer is proposing to convert the two existing retail uses into one store, while keeping the apartment in the rear of the building. He proposes to convert the cottage to retail space selling merchandize such as cut flowers and plants. The garage may be used as a greenhouse in the future. The use of the existing retail stores, as well as maintaining the back apartment unit, would only need building permits to go forward. The change in use for both the cottage and the garage would require conditional use approval. There was discussion on parking and how the change in use would affect parking. The parking requirements will depend on the addition of retail areas and parking revisions. Resident Lynne Bowen commented that parking is a concern, noting that it is already difficult for a vehicle to enter 413 from Penns Park Road at the existing intersection. She requested that this be taken into consideration if changing the parking configuration. The owner will work with the Zoning Officer and his engineers to submit the proper applications and submittals.
- C. 104 Jane Chapman Drive Deed Restriction Relief.** Property owners Claire and Arjun Saxena, Engineer Jasen Smeland and pool contractor Bruno Morganheira were present to discuss their request for relief from the deed restricted impervious surface allowance on the property. The impervious surface allowance through the deed restriction is 12,000 square feet. The applicant wishes to install a pool, pool house, patio area and garage. The additional impervious surface would bring the coverage up to 14,300 square feet, over 19% what is allowed. Mr. Smeland discussed the stormwater runoff design which would handle the additional impervious surface runoff. Vice Chair Magne asked what was their hardship that should be considered in granting the relief. The response was they simply wanted to make use of the property to have a pool installed. There was much discussion on the type of stormwater control and previously granted relief for similar properties. There was discussion on reducing the square footage of the improvements. The owner is willing to eliminate the garage

shown on the plans and to look at other areas to reduce the square footage. The Township Engineer will review the plans and work with the applicant to determine an appropriate stormwater control that would be acceptable to the Board and be in compliance with the Township stormwater ordinance.

- D. Agenda of March 15, 2021.** The agenda for March 15 was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

Speeding on Township Line Road. The Township received notification from Senator Tomlinson's office about a complaint received concerning speeding on Township Line Road. Senator Tomlinson's office contacted PennDOT about the complaint. PennDOT responded that the Township could request a speed study for the road to determine if there is excessive speeding and if there is sufficient signage for speed limits. The Board requested the Manager to contact the resident who placed the complaint and to contact Buckingham Township to see if they are willing to join with the Township to request a study since Township Line Road straddles both Townships.

EXECUTIVE SESSION

There was none.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 7:10 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager