

BRISTOL TOWNSHIP

2501 BATH ROAD
BRISTOL, PA 19007

July 26, 2016

COUNCIL MEETING

President Bowen called the meeting to order at 7:04 PM.

Roll Call:	President Bowen	Present
	Vice-President Longhitano	Present
	Mr. Allen	Present
	Mr. Antonello	Present
	Mr. Glasson	Present
	Mr. Monahan	Present
	Mrs. Murphy	Present

Council President Bowen announced that the monthly reports are available for review in the Township Manager's Office and public comment on land development and official items will be taken during the meeting. In addition, residents may offer general comments at the end of the meeting.

Council President Bowen stated matters of personnel and litigation were discussed in executive session prior to the meeting.

VOUCHER LIST & MINUTES

- A. Call for a motion to approve the outstanding Voucher List and Requisitions for July 26, 2016.

Motion by Mr. Monahan and seconded by Mr. Glasson to approve the outstanding voucher list and requisitions for July 26, 2016.

Motion carried unanimously by a vote of 7-0.

- B. Call for a motion to approve minutes from the Council Meeting on June 22, 2016.

Motion by Mr. Glasson and seconded by Vice President Longhitano to Table the minutes from the Council Meeting on June 22, 2016.

Motion carried unanimously by a vote of 7 – 0.

PRESENTATIONS and APPOINTMENTS

A. Presentation of Certificates of Commendations for exemplary recycling efforts.

Ms. Elton announced that the 2016 Fall Clean-Up will be on Saturday October 22 from 8:00am to 2:00pm. This event will be rain or shine.

Ms. Elton stated the Hazardous Waste Event will be on Saturday August 27 from 9:00am to 3:00pm at Bucks County Technical High School.

B. Swearing-in Ceremony for New Sergeant in Police Department.

Lieutenant Ralph Johnson announced the promotion of Mark Titus to Sergeant.

Sergeant Titus is a ten-year veteran of the Bristol Township Police Department, beginning his law enforcement career in January 2006. Sgt. Titus' previous assignments include patrol, D.A.R.E, Crisis Intervention Team (CIT), SWAT, and Traffic Safety Unit.

Sgt. Titus served as acting Sergeant from April 2011 to January 2012 and again in February 2016 to the present. He is a recipient of the "Professionalism Award" from the Pennsylvania State Police Southeast Training Center.

The Honorable Judge Kline administered the Oath of Office to Mark Titus.

PUBLIC HEARINGS

A. Application of Royal Farms for Conditional Use approval for properties located at 3105 & 3113 Veterans Highway, (Tax Parcel #5-020-005-001, #5-020-005-002, #5-020-004) in C-Commercial Zoned District: Consideration to take Appropriate Action.

PUBLIC HEARING CALLED TO ORDER AT 7:32 PM

Christen G. Pionzio, of Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, presented Royal Farms application for conditional use to consolidate the parcels located at 3105 and 3113 Veterans Highway (T.M.P. 35-020-005-001, 5-020-005-002 AND 5-020-004) into one (1) overall commercial lot which after consolidation will consist of 9.5907 acres. The proposed commercial lot will consist of a 3,087 square feet financial establishment, a 4,000 square feet fast food restaurant with drive-thru and a 5,371 square feet building with a 5,280 square feet canopy which will serve as a service station. Financial establishments and fast food restaurants with drive-thru are permitted by right within the C-Commercial zoning district. Service station is permitted by conditional use within the C-Commercial zoning district.

Ms. Pionzio presented testimony pertaining to the installation of parking, utilities, and stormwater management.

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The transcript of the public hearing is available upon request.

Motion by Mr. Glasson and seconded by Mr. Antonello to close the public hearing.

Motion carried unanimously by a vote of 7 – 0.

PUBLIC HEARING WAS CLOSED AT 7:55 PM

Motion by Mr. Antonello and seconded by Vice President Longhitano to Approve the Application of Royal Farms for Conditional Use approval for properties located at 3105 & 3113 Veterans Highway, (Tax Parcel #5-020-005-001, #5-020-005-002, #5-020-004) in C-Commercial Zoned District.

Motion carried unanimously by a vote of 7 – 0.

Motion by President Bowen and seconded by the entire Council to Amend the Agenda and hear item 7C before 7B.

Motion carried unanimously by a vote of 7 – 0.

- C. Application of Inspire Federal Credit Union located at 2104 Bath Road, (Tax Parcel #5-29-92) to amend the Zoning Map from R1 Residential to C Commercial: Consideration to take Appropriate Action.**

PUBLIC HEARING CALLED TO ORDER AT 8:00 PM

Attorney J. Todd Savarese presented a petition on behalf of Inspire Credit Union located at 2104 Bath Road T.M.P # 05-029-092 to amend the Bristol Township Zoning Map to change T.M.P # 05-029-092 from the R-1 Residence Zoning District to C Commercial Zoning District.

Mr. Savarese presented testimony pertaining to the Zoning Map Amendment.

Attorney Jason Rubenstein presented testimony on behalf of his clients objecting to the Zoning Application.

The transcript of the public hearing is available upon request.

Motion by Mrs. Murphy and seconded by Mr. Antonello to close the public hearing.

PUBLIC HEARING WAS CLOSED AT 9:25 PM

Motion by President Bowen and seconded by Mrs. Murphy to Approve the Application of Inspire Federal Credit Union located at 2104 Bath Road, (Tax Parcel #5-29-92) to amend the Zoning Map from R1 Residential to C-Commercial.

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Motion passed by a vote of 6-1 with Vice-President Longhitano abstaining.

- B. An Ordinance Amending the Bristol Township Zoning Ordinance, Section 205-11, By Revising the Definition of “Family” Adding Section 205-16 A.(9) By Providing for Group Home Use in the Zoning Ordinance; Adding Section 205-120 A.(64) By Establishing Parking Requirements for Group Homes; Adding Section 205-22.A.(27) to Permit Group Homes in the R-1 Residence District; Adding Section 205-36.A.(27) to Permit Group Homes in the C-Commercial District and Adding Section 205-41.A.(12) to Permit Group Homes in the CN-Neighborhood Commercial District: Consideration to Adopt.**

PUBLIC HEARING CALLED TO ORDER AT 9:36 PM

President Bowen read a statement regarding Proposed Zoning Ordinance for Group Homes.

Several years ago, Vice President Amber Longhitano brought to Council’s attention the tremendous increase in the number of recovery homes in the township. Unfortunately, some of these homes appeared to operate, not to aid in recovery of their residents but merely for profit of the owners.

Council commends the men and women who have dedicated their time, energy and resources to help those individuals rejoin society and those men and women fighting the difficult battle with substance abuse. Council supports the qualified and dedicated recovery home operators and residents who use recovery homes to improve the lives of those overcoming addiction. Council is not and has never sought to exclude recovery homes or individuals overcoming drug or alcohol addiction from the Township or its residential neighborhoods. Council is dedicated to protecting the health, safety and welfare of the people who are trying to piece their lives back together while seeking treatment for their addictions, as well as, the general welfare of all of the residents of the Township.

Township Solicitor, Randall Flager, presented testimony in support of amending the Bristol Township Zoning Ordinance.

The transcript of the public hearing is available upon request.

Motion by Vice President Longhitano and seconded by Mr. Antonello to Keep the Public Hearing Open until the August Council Meeting in Order to Amend the Proposed Ordinance and Allow for Proper Re-advertisement.

Motion carried unanimously by a vote of 7 – 0.

ORDINANCES and RESOLUTIONS

A. A Resolution Declaring 18 Crosswood Lane Tax Map 05-048-400, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been vacant since September of 2015. Property file reveals a lack of maintenance for years. Violations notices began in 1986 and again in 1992. In 2008, violation notices resumed and again in 2015, where the property owner was cited for property maintenance, trash and debris and abandoned vehicles. Property owner was a “no show” in District Court.

Township Solicitor, Randall Flager, stated to go through all of the Resolutions making one motion at the end.

B. A Resolution Declaring 5632 Mitchell Road Tax Map 05-040-094, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been vacant for more than five years. Property file reveals a lack of maintenance. Violations notices began in 2009 for tall grass and property maintenance. The property owner has been cited several times and has been a “no show” in District Court.

The structure has been posted unsafe and unfit for human occupancy. The roof appears to be structurally unsound and holes in the siding remain.

C. A Resolution Declaring 526 S. Queen Anne Drive Tax Map 05-046-267, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been vacant for more than five years. Property file reveals a lack of maintenance. Violation notices began in 2010 for property maintenance. The structure has been posted unsafe and unfit for human occupancy. The roof appears to be structurally unsound.

D. A Resolution Declaring 23 Overbrook Lane Tax Map 05-042-089, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been reported vacant since early 2015. Notice of violations have been returned from the proposed property as undeliverable. The violations include abandoned vehicle, vacancy, and exterior structure not maintained in good order. The property is excessively overgrown; roof appears to be structurally unsound, with caution tape around the front of the house.

E. A Resolution Declaring 198 Plumbridge Drive Tax Map 05-032-035, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

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Abandoned vehicles reside on the proposed property and the Township contracts the lawn cutting services.

F. A Resolution Declaring 34 Vista Road Tax Map 05-041-145, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been vacant since a fire on May 31, 2010. Property is boarded and gutted inside. The siding is falling off, plywood is exposed and new windows have been installed. The yard is overgrown with poison ivy. The Township is contracting the grass cutting services. The property has not been maintained since the fire.

G. A Resolution Declaring 3449 Hilltop Avenue Tax Map 05-015-079, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been bank owned since May 6, 2010. The siding and downspouts are falling off of the structure, growth is occurring from the gutter lines adjacent to the roof and the property is overgrown.

H. A Resolution Declaring 64 Red Maple Lane Tax Map 05-039-225, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been bank owned since January 8, 2014. There is a 'For Sale' sign in the window but the property does not appear to be actively marketed. The roof has been tarped for over a year.

Township Manager McCauley recommended that Council approve items 8A thru H with one motion.

Motion by Mr. Antonello and seconded by Mr. Allen to Adopt Resolutions 8A, 8B, 8C, 8D, 8E, 8F, 8G, and 8H to Blight the Listed Properties in Accordance with the Urban Redevelopment Law.

Motion carried unanimously by a vote of 7 – 0.

I. A Resolution for Official Sewage Facilities Plans Revision for New Land Development for 400 Princess Avenue. Consideration to Adopt.

Mr. McCauley stated this is a single family dwelling seeking approval for sewage facilities connection.

Motion by Mr. Bowen and seconded by Vice President Longhitano to Approve a Resolution for Official Sewage Facilities Plans Revision for New Land Development for 400 Princess Avenue.

Motion carried unanimously by a vote of 7 – 0.

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J. A Resolution for Official Sewage Facilities Plans Revision for New Land Development for 407 Sycamore Avenue. Consideration to Adopt.

Mr. McCauley stated this is a single family dwelling seeking approval for sewage facilities connection.

Motion by Mr. Monahan and seconded by Mr. Glasson to Approve a Resolution for Official Sewage Facilities Plans Revision for New Land Development for 407 Sycamore Avenue.

Motion carried unanimously by a vote of 7 – 0.

K. A Resolution of the Township of Bristol Authorizing the Submission of an Application for Traffic Signal Approval for Mill Creek Road and Orangewood Drive and the Township Manager to Sign the Application: Consideration to Adopt.

Motion by Mrs. Murphy and seconded by Mr. Antonello to Approve a Resolution of the Township of Bristol Authorizing the Submission of an Application for Traffic Signal Approval for Mill Creek Road and Orangewood Drive and the Township Manager to Sign the Application.

Motion carried unanimously by a vote of 7 – 0.

REPORT FROM TOWNSHIP MANAGER

Township Manager McCauley stated that Scott Swichar was attending the Pennsylvania Recycling Association Conference in Harrisburg this week. Mr. Swichar will be speaking on behalf of the Township's innovative Trash and Recycling Programs. Bristol Township has the best program in Bucks County, if not the best in the entire Commonwealth thanks to Council's decision to move forward with natural gas vehicles, purchase of the carts and once a week collection. Mr. McCauley stated that large families are now purchasing a second trash cart which shows that, for once, those who use services the most are paying their fair share.

The Milling & Paving Program is moving forward smoothly. Five years ago Bristol Township was noted as having the worst roads in Bucks County but since Council took office the Township has one of the best programs. By the end of 2016, 122 out of 177 miles of township roads will have been paved.

In 2015 the Township paid \$201,000 less in electrical service than in 2012 with the installation of the LED streetlights. Overall paying \$260,000 less in 2015 than in 2011. Once again Council stepped up to the plate for the benefit of Bristol Township taxpayers.

Lastly, in honor of Mr. Swichar, yard waste containers continue to be sold for \$2 at the Township building.

REPORT FROM TOWNSHIP SOLICITOR

No Formal Report.

NEW BUSINESS

- A. Application of Woodbury Grove, LP, 370 E. Maple Ave, Langhorne, for Final Subdivision approval for property located at Bath Road & Forest Street, (Tax Parcel #5-28-565-002) in R-3 Residential Zoned District: Consideration to take Appropriate Action.**

The applicant agrees to comply with all the items stipulated in the July 11, 2016 review letter from Gilmore & Associates.

Motion by Vice President Longhitano and seconded by Mr. Monahan to Approve the Application of Woodbury Grove, LP, 370 E. Maple Ave, Langhorne, for Final Subdivision approval for property located at Bath Road & Forest Street, (Tax Parcel #5-28-565-002) in R-3 Residential Zoned District.

Motion carried unanimously by a vote of 7 – 0.

- B. Request from Bristol Township School District for Amendment to Final Land Development Approval for Mary Devine Elementary School: Consideration to take Appropriate Action.**

Township Engineer, Kurt Schroeder stated that Bristol Township School District has requested an amendment to the Easement Agreement with the Township in order to occupy Mary Devine Elementary School upon the start of the school year although the permanent sewer lines and related facilities are not yet completed. Upon inspection, the sewer line was found to be flowing full. With the approval of the easement, the Township will contribute up to \$37,500 to increase the line from 15 inches to 18 inches. Further, the School District will supply the Township with an Indemnification and Hold Harmless Agreement in order to occupy the new schools prior to receiving final Use & Occupancy permits.

Motion by Mr. Antonello and seconded by Mr. Glasson to Approve the Request from Bristol Township School District for Amendment to Final Land Development Approval for Mary Devine Elementary School and accept an Indemnification and Hold Harmless Agreement.

Motion carried unanimously by a vote of 7 – 0.

- C. Bids for 2016-2017 Fuel: Consideration to take Appropriate Action.**

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Township Manager McCauley stated that the Township participated in the Buck County Consortium Joint Bid and it is the recommendation of the administration to accept the low bids from Riggins Inc. for low sulfur diesel (Public Works), unleaded regular (Police) and #2 heating oil (Sewer Department) for the 2016-2017 season. This is a base plus bid and Riggins Inc. was the low bidder.

Motion by Mrs. Murphy and seconded by Mr. Glasson to Award the 2016-2017 Fuel Bid to Riggins Inc.

Motion carried unanimously by a vote of 7 – 0.

D. Request from Kanga Roof requesting the Township reimburse the permit fee charged for their “Support a Veteran” Roof Giveaway. Consideration to Approve.

Motion by Vice President Longhitano and seconded by Mr. Allen to approve request from Kanga Roof requesting the Township reimburse the permit fee charged for their “Support a Veteran” Roof Giveaway.

Motion carried unanimously by a vote of 7 – 0.

COMMENTS FROM COUNCIL MEMBERS

President Bowen announced that St. Thomas Aquinas Parish, 610 Bristol Pike, Croydon, will hold their parish picnic on Sunday August 7 from 1 pm to 5 pm. In addition, the parish will host a Homeless-Hunger Drive on Friday August 26.

Mr. Antonello announced that the Bristol Township Environmental Advisory Committee has two (2) vacancies on their board. Information can be found on the Township website..

OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL

John Saunders, Kingwood Lane, spoke about his concerns with the modified cars throughout his neighborhood. Mr. Saunders submitted a list of the violators to the Township Manager for investigation.

President Bowen stated that a traffic study will be performed by the Police Department.

Wes Retzler, West Bristol, asked President Bowen to state what transpired during the first five minutes of the last Council meeting.

Gallus Obert, Freedom Lane, asked if the center islands along some state roads can be cleared of the debris and high grass because it is a disgrace and the responsible parties are not doing their jobs.

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President Bowen stated that Gerard Lykon is the committee person that should be contacted regarding the islands. President Bowen along with several volunteers have cleared several locations to date and are always open to more volunteers. Mr. Obert stated he would not put himself out there.

Joe Hogan, 44 Mountain Lane, stated that he has called the State Representative's offices and has had success in the past concerning clean-up issues along the state roads. He further asked that the banks and mortgage companies that own the foreclosed homes need to be forced to cut the lawns of these homes. He stated that it is not fair to the residents who cut their own lawns.

President Bowen requested the addresses of lawns needing maintenance as the Township has a contractor who could perform the work.

Mr. Hogan asked Vice President Longhitano if Stacey Mulholland, of Congressman Fitzpatrick's office, attended meetings with her concerning Recovery Homes. Vice President Longhitano affirmed that herself, Representative Davis, Stacey Mulholland as well as Congressman Fitzpatrick worked diligently together on the recovery home issue.

Mr. Hogan addressed Councilman Antonello stating the comment made earlier during the public hearing was a "political zinger" to the Congressman. When the Congressman travels abroad chasing drug money it is protocol to send a liaison.

Councilman Antonello stated that he has not seen any action by the Congressman at the federal level. He has not addressed the ADA or the FHAA on the recovery home issue and the Township needs this to be addressed at the federal level to get this important issue resolved. Councilman Antonello appreciates what the Congressman has done at the state level but this needs to be addressed at the federal level. Once he sees that he will be more than happy to give the Congressman props.

President Bowen thanked Council and the professional team for their hard work during this long evening.

Motion by President Bowen and seconded by the entire Council to adjourn the meeting.

Motion carried unanimously by a vote of 7-0.

The meeting was adjourned at 11:50 pm.

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RECAP OF JULY 26, 2016 TOWNSHIP COUNCIL MEETING

1. Approved the outstanding Voucher List and Requisitions from July 26, 2016.
2. Tabled the June 22, 2016 Council Meeting Minutes.
3. Presented Monthly Awards for Exemplary Recycling Performance.
4. Administered the Oath of Office to Sergeant Mark Titus.
5. Conducted a Public Hearing for Royal Farms Application for Conditional Use for properties located at 3105 & 3113 Veterans Highway.
6. Approved the Conditional Use Application of Royal Farms for properties located at 3105 & 3113 Veterans Highway.
7. Conducted a Public Hearing for Inspire Credit Union Federal Union located at 2104 Bath Road on an Application for Zoning Map Amendment from R1 Residential to C Commercial.
8. Approved an Ordinance Changing the Zoning Classification of Bucks County Tax Map Parcel #05-029-092 Located on Bath Road, Near Lynn Drive from R1 Residential to the C-Commercial District.
9. Conducted a Public Hearing and held the hearing open until the August Council Meeting. Public Hearing to Amend the Bristol Township Zoning Ordinance Section 205-11, By Revising the Definition of "Family" Adding Section 205-16 A.(9) By Providing for Group Home Use in the Zoning Ordinance; Adding Section 205-120 A.(64) By Establishing Parking Requirements for Group Homes; Adding Section 205-22.A.(27) to Permit Group Homes in the R-1 Residence District; Adding Section 205-36.A.(27) to Permit Group Homes in the C-Commercial District and Adding Section 205-41.A.(12) to Permit Group Homes in the CN-Neighborhood Commercial District.
10. Approved Eight Resolutions Declaring Designated Properties as Blighted in Accordance with the Urban Redevelopment Law.
11. Approved a Resolution for New Sewage Facilities for Land Development for 400 Princess Avenue.
12. Approved a Resolution for New Sewage Facilities Land Development for 407 Sycamore Avenue.

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14. Approved Request from Bristol Township School District for Amendment to Final Land Development Approval for Mary Devine Elementary School and Accepted an Indemnification and Hold Harmless Agreement from the Bristol Township School District.
15. Accepted Bids for 2016-2017 Fuel for low sulfur diesel (Public Works), unleaded regular (Police) and #2 heating oil (Sewer Department).
16. Approved Waiver of Permit Fee for “Support a Veteran” Roof Giveaway.

Meeting Adjourned at 11:50 pm.