

BRISTOL TOWNSHIP

2501 BATH ROAD
BRISTOL, PA 19007

November 14, 2017

COUNCIL MEETING

President Bowen called the meeting to order at 7:15 PM.

Roll Call:	President Bowen	Present
	Mr. Allen	Present
	Mr. Antonello	Present
	Mr. Glasson	Present
	Mr. Monahan	Absent
	Mrs. Murphy	Present
	Mrs. Wagner	Present

Also, Present: William J. McCauley, III, Township Manager, Scott Swichar, Deputy Township Manager; Randall Flager, Township Solicitor; Edward Zanine, Deputy Township Solicitor; Kate Murphy, Township Secretary.

Township Solicitor, Randall Flager announced that administrative and real estate litigation issues were discussed in Executive Session prior to the meeting.

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.

VOUCHER LIST & MINUTES

- A. Call for a motion to approve the outstanding Voucher List and Requisitions for November 14, 2017.

Motion by Mr. Glasson and seconded by Vice President Murphy to approve the outstanding voucher list and requisitions for November 14, 2017.

Motion carried unanimously by a vote of 6-0.

- B. Call for a motion to approve the minutes from the Council Meeting on October 19, 2017.

Motion by Vice President Murphy and seconded by Mr. Antonello to approve the minutes of the Council Meeting on October 19, 2017.

Motion carried unanimously by a vote of 4 – 0 with Mrs. Wagner and Mr. Allen abstaining due to absence.

PRESENTATIONS and APPOINTMENTS

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

Deputy Manager, Scott Swichar, announced that the Township’s Annual Fall Clean-Up held on Saturday October 21, 2017 was a great success. Ten 30-yard dumpsters were filled and 26 pallets of electronics were collected from 300 residents. Mr. Swichar thanked Joan Lamina, the Public Works staff, Fire Police and the 19 volunteers that contributed to the events success.

The Township’s Yard Waste Collection program will end for the year with the last collections the week of Monday December 11, 2017.

Council President Bowen presented a \$50 Gift Certificate to the Clark Family of Edgely and the Bartol Family of Croydon for their exemplary recycling efforts.

President Bowen announced the next Council Meeting was moved to Tuesday, November 14, 2017, so that Council may attend Representative Davis’ Veteran’s Dinner on November 16, 2017.

B. Presentation and First Reading of Township Manager’s Proposed 2018 Township Budget: Consideration to Authorize Advertisement of Notice of Availability for Public Inspection.

Township Manager McCauley stated the proposed 2018 budget is \$63,940.00 with a \$8,666,520 spending increase over the adopted 2017 budget. The reason for the increase is the many capital improvements planned. The main components are the General Fund of \$21,186,000; the Capital Fund of \$12,730,000; the Debt Fund of \$2,756,400; the Refuse Fund of \$7,198,700; the Liquid Fuels Fund of \$2,750,000; and the Sewer Fund of \$11,079,500.

If the proposed budget is adopted as presented, real estate tax millage will remain at 23.98 mills. Of the seven budgets the Manager has presented, two have reduced real estate taxes and five have maintained the same rate. The average homeowner would pay \$428.69 in real estate taxes in 2018.

The refuse fee would remain at \$317 for the fifth consecutive year. When the new trash and recycling contract was implemented, the goal was to reduce the refuse fee by \$20 and maintain the same rate for the five years of the contract. This goal will be accomplished on December 31, 2018.

In 2010, the average resident paid \$766 for real estate tax and the refuse fee. If the proposed budget is adopted, the average homeowner will pay \$745.69 for real estate taxes and refuse fees in 2018.

Mr. McCauley thanked Fran Phillips, the Township's Finance Officer, for his long hours of work on this budget as well as the Township's Department Heads that worked very hard in the preparation of this budget document. The Council has provided exemplary leadership over the past six years and our great group of Department Heads has grown and excelled.

The budget presentation will be made at the December 7, 2017 Council meeting. Council may also consider adoption of the 2017 Budget at the same meeting, or choose to wait until December 21, 2017.

REPORT FROM TOWNSHIP MANAGER

Township Manager McCauley, announced that the Police Department will host "Coffee with a Cop" in the Croydon section of the Township at the Sunrise Diner, 416 Bristol Pike, from 2 p.m. to 4 p.m. on Wednesday November 15, 2017.

The Township's Annual Holiday parade will be held on Saturday November 18, 2017 starting at 12:00 p.m. The parade route has changed this year, beginning at Benjamin Franklin Middle School on Millcreek Road and ending at Brookwood Elementary School on Haines Road.

Mr. McCauley announced that residents will soon celebrate the transformation of a dilapidated former trailer park lot located in the Croydon section of the township into a passive recreation, community park. A \$240,000 grant through the Pennsylvania Department of Community and Economic Development's Greenways, Trails, and Recreation grant program that will help to fund the improvement project at the now vacant Miller Trailer Park site. Construction on the \$700,000 project is scheduled to begin in Summer 2018 and anticipated to be complete by the Fall 2018.

Mr. McCauley congratulated the Bristol Township Police Department for successfully completing their on-site assessment for the Pennsylvania Chiefs of Police Association's Accreditation program.

REPORT FROM TOWNSHIP SOLICITOR

Township Solicitor, Randall Flager stated a motion is in order to retain Fox Rothschild LLP to represent the Township in the appeal filed by Grace Land II, LLP challenging the validity of the Township's Zoning Ordinance.

Motion by Mr. Antonello and seconded by Vice President Murphy Authorizing the hiring of Fox Rothschild LLP to represent the Township in the appeal filed by Grace Land II, LLP challenging the validity of the Township's Zoning Ordinance.

Motion carried unanimously by a vote of 6-0.

Mr. Flager announced the township plans to offer \$1.75 million dollars with no contingencies and settlement in January of 2018 for the five (5) vacant school properties owned by the Bristol Township School District. A motion by Council approving the offer is in order.

Motion by Mr. Glasson and seconded by Vice President Murphy to authorize an Offer of \$1.75 Million Dollars with no contingencies and settlement in January of 2018 for the five (5) vacant school properties owned by the Bristol Township School District.

Larry Mascia, 326 Crabtree Drive, asked what the Township planned to do with the properties.

Mr. McCauley stated that the Township will meet with the owners of abutting properties and residents prior to making any decisions on the use of the properties.

Sheila Beeman, Morris Street, stated residents are truly against Recovery Homes.

Donna Huhn, 612 Central Avenue, thanked Council for taking this positive action.

NEW BUSINESS

- A. Johnnie and Susan Haugstad, 222 Wistar Road, Fairless Hills (Tax Parcel #5-31-001-001) requesting an appeal from an action of the Code Enforcement Officer and a special exception from Chapter 205-186A and 205-G (3) to have an accessory apartment with five (5) bedrooms, one (1) bathroom and one (1) kitchen at the above noted location in an R-2 Residential zoned district of Bristol Township: Consideration to Take Appropriate Action.**

PUBLIC HEARING WAS CALLED TO ORDER AT 7:42 PM

The transcript of the Public Hearing is available upon request.

THE PUBLIC HEARING WAS CLOSED AT 8:10 PM.

Motion by Mr. Allen and seconded by Mr. Antonello Authorizing the Request of an Appeal from an action of the Code Enforcement Officer and a Special Exception from Chapter 205-186A and 205-G (3) to have an Accessory Apartment with five (5) bedrooms, one (1) bathroom and one (1) kitchen at the above noted location in an R-2 Residential zoned district of Bristol Township with the stipulation that the residence is subject to yearly inspections and when a new tenant occupies the dwelling.

Motion carried unanimously by a vote of 6-0.

- B. Jon Beagle, 6401 Airport Road, Levittown (Tax Parcel #5-73-78) requesting a Waiver of Land Development to construct a 4,000-sq ft. building for contracting at the above noted location in a M-2 Heavy Manufacturing zoned district of Bristol Township: Consideration to take Appropriate Action.**

Robert Gundlach, Fox Rothschild, on behalf of the applicant, Jon Beagle, stated the subject property is located at 6401 Airport Road, within the M-2 Heavy Manufacturing Zoning District and consists of 48,932 square feet. The property is currently used as a residence.

The applicant proposes to construct a driveway, parking area, and walkway around the existing building and to demolish the existing accessory structures. The proposed use of the property is contracting with an existing residential building that will be converted into commercial use, with an additional 4,000 square foot building proposed as contracting. The applicant is proposing to control stormwater runoff from the proposed building and impervious coverage by installing a stone drywell around the perimeter of the proposed parking lot.

Motion by Vice President Murphy and seconded by Mrs. Wagner for a continuance to later in the meeting to allow the applicant to confer with his counsel.

Motion carried unanimously by a vote of 6-0.

C. Zeke Commercial Properties, LLC P.O. Box 383 Bensalem requesting a Waiver of Land Development for the installation of a commercial parking lot at 1008 Oak Avenue Croydon (Tax Parcels #5—54-126,127,128 and 129) in a M-1 Light Manufacturing : Consideration to take Appropriate Action.

Douglas Maloney, Begley, Carlin & Mandio, on behalf of the applicant, Cobra Electric stated the subject property is located at 1008 Oak Avenue, within the M-1 Light Manufacturing and R3 Residential Zoning District and consists of 40,625 square feet and 12,5000 square feet, respectively.

The applicant proposes to install an approximately 100 foot by 18 foot parking area along the edge of existing pavement straddling the property line between both parcels. The parking area will consist of 20 proposed parking spaces. Plantings and a stockade fence are also proposed along the property line at the north and west sides of the property.

Mr. Flager asked the applicant if he was in receipt of the Resolution sent by his office and prepared to agree to the conditions set forth. The applicant agreed to all the conditions set forth.

Motion by Mr. Antonello and seconded by Mrs. Wagner Approving a Waiver of Land Development for the installation of a commercial parking lot at 1008 Oak Avenue Croydon (Tax Parcels #5—54-126,127,128 and 129) in a M-1 Light Manufacturing.

Motion carried unanimously by a vote of 6-0.

D. Gorski Engineering, 1 Iron Bridge Drive, Collegeville requesting Preliminary approval to construct a 15,030-sq. ft. manufacturing building at 1507 Clyde Waite Drive, Bristol (Tax Parcel #5-61-421-006) in a M-1 Light Manufacturing Zoned District of Bristol Township: Consideration to Take Appropriate Action.

John Reibow, Gorski Engineering, on behalf of the applicant, HD Surgical stated the subject property is located at 1507 Clyde Waite Drive, within the M-1 Light Manufacturing District and consists of 56,431.07 square feet. The current property is a vacant wooded lot.

The Preliminary Land Development Plans proposes the construction of a 15,030-square foot, one-story office, manufacturing, and warehouse facility for HD Surgical. Manufacturing (use F1) is permitted by right within a M-1 Light Manufacturing zoning district. The plan proposes parking in the front and rear of the proposed building for a total of 33 spaces, two (2) which are ADA. The plan proposes the building will be served by public water and sewer. The stormwater management will consist of two (2) underground infiltration/detention beds, one (1) detention basin, and a network of pipes and inlets to distribute the runoff. An infiltration/detention bed will be in the front and rear of the proposed building, each being a two-part system. A part of the infiltration/detention bed will be located under porous paving to collect runoff in the parking areas.

Mr. Flager asked the applicant if he was in receipt of the Resolution sent by his office and prepared to agree to the conditions set forth. The applicant agreed to all the conditions set forth.

Motion by Vice President Murphy and seconded by Mrs. Wagner to Grant Preliminary and Final approval to construct a 15,030-sq. ft. manufacturing building at 1507 Clyde Waite Drive, Bristol (Tax Parcel #5-61-421-006) in a M-1 Light Manufacturing Zoned District of Bristol Township

Motion carried unanimously by a vote of 6-0.

E. 3024 New Rodgers Road LLC, S. Olive St., Suite 203, Media, requesting Sketch Plan Approval for a proposed AutoZone and Wendy's at 3024 Veterans Highway and 3203 & 3025 Ford Road, Bristol (Tax Parcels # 5-24-24, 5-24-25 & 5-24-26) in a R-3 Residential, M-1 Light Manufacturing and TC Town Center Overlay district of Bristol Township: Consideration to Take Appropriate Action.

Douglas Maloney, Begley, Carlin & Mandio, on behalf of the applicant, 3024 New Rodgers Road LLC, S. Olive St., Suite 203, Media.

The project proposes to combine three parcels of land located at the corner of Veterans Highway (S.R.0413) (a.k.a. New Rodgers Road) and Ford Road (T-323) in the Township's TC Town Center overlay zoning district. Currently, the site is vacant. Tax parcels #05-024-024, #05-024-025, & #05-024-026 will be combined and then divided into three proposed Lots; A, B and C. If this subdivision is approved, Lot A will contain 51,966 square feet, Lot B will contain 50,734 square feet, and Lot C will contain 18,071 square feet. Lot A will contain an AutoZone (Use D1 Retail Shop), Lot B will contain a Wendy's (Use D5 Fast-Food Restaurant), and Lot C will contain a medical office (Use C2), which are permitted by conditional use within the TC Town Center overlay zoning district.

No formal Council action was required for a Tentative Sketch Plan.

Jon Beagle, 6401 Airport Road, Levittown (Tax Parcel #5-73-78) requesting a Waiver of Land Development to construct a 4,000-sq ft. building for contracting at the above noted location in a M-2 Heavy Manufacturing zoned district of Bristol Township: Consideration to take Appropriate Action. (Continued)

Mr. Flager asked the applicant if he was in receipt of the Resolution sent by his office and prepared to agree to the conditions set forth up to and including compliance with Zoning Ordinance §205-134.B (3). The applicant agreed to all the conditions set forth.

Motion by Vice President Murphy and seconded by Mr. Glasson Approving a Waiver of Land Development to construct a 4,000-sq ft. building for contracting at the above noted location in a M-2 Heavy Manufacturing zoned district of Bristol Township.

Motion carried unanimously by a vote of 6-0.

COMMENTS FROM COUNCIL MEMBERS

President Bowen stated that the equipment located on the property of the old Freightliner building is there to demolish the blighted property.

President Bowen thanked the residents for their votes on behalf of himself and Mr. Monahan.

Mr. Antonello announced the Bristol Township Tree Lighting will begin at 6:00 pm on Sunday December 3, 2017.

OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL

Ana Young, 1300 New Chestnut Street, asked if Council could address the Third District Fire Company's fire siren which rings loudly throughout the day and evenings.

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

Motion carried unanimously by a vote of 6-0.

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Kate Murphy
Township Secretary

RECAP OF THE NOVEMBER 14, 2017 COUNCIL MEETING

1. Approved the outstanding Voucher List and Requisitions from November 14, 2017.
2. Approved the October 19, 2017 Council Meeting Minutes.
3. Presented Monthly Awards for Exemplary Recycling Performance.
4. Presentation and First Reading of Township Manager's Proposed 2018 Township Budget.
5. Authorized the Advertisement of Notice of Availability for Public Inspection of the Township Manager's Proposed 2018 Township Budget.
6. Approved Motion to Hire Fox Rothschild, LLP to represent the Township in the appeal filed by Grace Land II, LLP challenging the validity of the Township's Zoning Ordinance.
7. Approved Motion Authorizing the Township's Offer of \$1.75 Million Dollars with no contingencies and settlement in January of 2018 for the five (5) vacant school properties owned by the Bristol Township School District.
8. Held a Public Hearing for Johnnie and Susan Haugstad, 222 Wistar Road, Fairless Hills (Tax Parcel #5-31-001-001) requesting an appeal from an action of the Code Enforcement Officer and a special exception from Chapter 205-186A and 205-G (3) to have an accessory apartment with five (5) bedrooms, one (1) bathroom and one (1) kitchen at the above noted location in an R-2 Residential zoned district of Bristol Township.
9. Adopted Resolution 2017-76 Approving a Request of a Waiver of Land Development to construct a 4,000-square foot building for contracting at 6401 Airport Road in a M-2 Heavy Manufacturing zoned district of Bristol Township.
10. Adopted Resolution 2017-77 Approving a Request of a Waiver of Land Development for the installation of a commercial parking lot at 1008 Oak Avenue Croydon (Tax Parcels #5—54-126,127,128 and 129) in a M-1 Light Manufacturing zoned district of Bristol Township.
11. Adopted Resolution 2017-78 Approving Preliminary approval to construct a 15,030-sq. ft. manufacturing building at 1507 Clyde Waite Drive, Bristol (Tax Parcel #5-61-421-006) in a M-1 Light Manufacturing Zoned District of Bristol Township.
12. Heard a Presentation Requesting Sketch Plan Approval for a proposed AutoZone and Wendy's at 3024 Veterans Highway and 3203 & 3025 Ford Road, Bristol (Tax Parcels # 5-24-24, 5-24-25 & 5-24-26) in a R-3 Residential, M-1 Light Manufacturing and TC Town Center Overlay district of Bristol Township

Meeting adjourned at 9:20 pm.