

BRISTOL TOWNSHIP

2501 BATH ROAD
BRISTOL, PA 19007

September 21, 2017

COUNCIL MEETING

President Bowen called the meeting to order at 7:02 PM.

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

Also, Present: William J. McCauley, III, Township Manager; Edward Zanine, Deputy Township Solicitor; Randee Elton, Project Manager/Operations Analyst, Kate Murphy, Township Secretary.

Township Deputy Solicitor, Edward Zanine announced that personnel and collective bargaining 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.

President Bowen read an Opening Statement into the record concerning the sale of Bristol Township School District's previous Elementary Schools.

VOUCHER LIST & MINUTES

- A. Call for a motion to approve the outstanding Voucher List and Requisitions for August 17, 2017.

Motion by Vice President Murphy and seconded by Mrs. Wagner to approve the outstanding voucher list and requisitions for September 21, 2017.

Motion carried unanimously by a vote of 7-0.

B. Call for a motion to approve the minutes from the Council Meeting on August 17, 2017.

Motion by Mr. Antonello and seconded by Mr. Monahan to approve the minutes of the Council Meeting on August 17, 2017 as amended.

Motion carried unanimously by a vote of 7 – 0.

PRESENTATIONS and APPOINTMENTS

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

Project Manager Randee J. Elton, announced that the Township’s Fall Festival will be held on Saturday September 23, 2017 from 11:00 am to 4:00 pm at the Township Municipal Building.

The Township’s Annual Fall Clean-Up will be held on Saturday October 21, 2017 from 8:00 am to 12:30 pm. This event is rain or shine.

Ms. Elton asked the residents to please give the Township feedback on the Township’s first Free Movie Night. The survey can be found at <https://www.surveymonkey.com/r/BoltonMovieNight>

Council President Bowen presented a \$50 Gift Certificate to the Davidson Family of Levittown and the Jordan Family of Croydon for their exemplary recycling efforts.

PROCLAMATIONS, ORDINANCES AND RESOLUTIONS

A. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Emergency Radios for Police, EMS, Volunteer Fire, and the Fire Marshal’s Office in the Amount of \$220,712: Consideration to Adopt.

Motion by Mrs. Wagner and seconded by Mr. Allen Approving A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Emergency Radios for Police, EMS, Volunteer Fire, and the Fire Marshal’s Office in the Amount of \$220,712.

Motion carried unanimously by a vote of 7 – 0.

B. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for the Replacement of a Washer-Dryer for Bristol Township’s Third District Fire Company in the Amount of \$23,965: Consideration to Adopt.

Motion by Mr. Monahan and seconded by Mr. Allen Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for the Replacement of a Washer-Dryer for Bristol Township's Third District in the Amount of \$23,965.

Motion carried unanimously by a vote of 7 – 0.

- C. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Traffic Signal Intersection Improvements in the Amount of \$300,000: Consideration to Adopt.**

Motion by Mr. Glasson and seconded by Mr. Antonello Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Traffic Signal Intersection Improvements in the Amount of \$300,000.

Motion carried unanimously by a vote of 7 – 0.

- D. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Traffic Signal Intersection Improvements in the Amount of \$167,408.30: Consideration to Adopt.**

Motion by Mr. Glasson and seconded by Vice President Murphy to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Traffic Signal Intersection Improvements in the Amount of \$167,408.30.

Motion carried unanimously by a vote of 7 – 0.

- E. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Wistar Road Bridge Deck Replacement in the Amount of \$300,000: Consideration to Adopt.**

Motion by Mrs. Wagner and seconded by Mr. Antonello Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks for Wistar Road Bridge Deck Replacement in the Amount of \$300,000.

Motion carried unanimously by a vote of 7-0.

- F. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of Bucks County for Twenty Replacement Taser Cartridges in the Amount of \$28,300.80.**

Motion by Mr. Antonello and seconded by Mr. Glasson Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of Bucks County for Twenty Replacement Taser Cartridges in the Amount of \$28,300.80.

Motion carried unanimously by a vote of 7-0.

- G. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of Bucks County for Ten Portable Scales for Police Commercial Enforcement Division in the Amount of \$48,950.00: Consideration to Adopt.**

Motion by Mr. Allen and seconded by Mrs. Wagner Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of Bucks County for Ten Portable Scales for Police Commercial Enforcement Division in the Amount of \$48,950.00.

- H. A Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of Bucks County for a 2018 Explorer and In-Car Computer in the Amount of \$46,465.00: Consideration to Approve.**

Motion by Mr. Monahan and seconded by Mr. Glasson Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of Bucks County for 2018 Explorer and In-Car Computer in the Amount of \$46,465.00.

Motion carried unanimously by a vote of 7-0.

- I. A Resolution Approving an Intergovernmental Agreement to participate in a Joint Grant Application for Towns Against Graffiti: Consideration to Adopt.**

Motion by Mrs. Wagner and seconded by Mrs. Murphy Approving an Intergovernmental Agreement to Participate in a Joint Grant Application for Towns Against Graffiti.

Motion carried unanimously by a vote of 7-0.

- J. A Resolution Authorizing the Township Manager to Execute and Submit an Application for a Highway Occupancy Permit (HOP): Consideration to Adopt.**

Motion by Mr. Antonello and seconded by Mr. Glasson Authorizing the Township Manager to Execute and Submit an Application for a Highway Occupancy Permit (HOP).

Motion carried unanimously by a vote of 7-0.

REPORT FROM TOWNSHIP MANAGER

Township Manager McCauley spoke of the success of the Township's First Movie Night and thanked everyone involved.

Secondly the Township will be meeting with PECO on Friday September 22nd to discuss the length of time it is taking to have the Township's streetlights repaired when an electrical issue has caused the outage. PECO states that the turnaround time is within 21 days but in cases such as Haines Road repair time is over the 30-day period.

Mr. McCauley hopes to see everyone at the Fall Festival on Saturday September 23rd from 11:00 am to 4:00 pm.

REPORT FROM TOWNSHIP SOLICITOR

Township Deputy Solicitor, Mr. Zanine wished the Jewish Community a Happy New Year.

At the request of Council at the August 17, 2017 Council Meeting, Flager & Associates drafted a Resolution Condemning Acts of Violence and Hate.

Councilman Antonello read the Resolution into the record.

Motion by Mr. Antonello and seconded by the entire Council to Approve a Resolution Condemning Acts of Violence and Hate.

Motion carried unanimously by a vote of 7-0.

NEW BUSINESS

Motion by President Bowen and seconded by the entire Council to Amend the Agenda to begin with Item 11E.

Motion carried unanimously by a vote of 7-0.

E. 2018 Financial Requirement and Minimum Municipal Obligation for Bristol Township Non-Uniform Pension Plan: Consideration to Take Appropriate Action.

Mr. McCauley stated it is the recommendation of the administration that Council approve the Minimum Municipal Obligation for Bristol Township Non-Uniform Pension Plan in the Amount of \$40,845: Consideration to Take Appropriate Action.

Motion by Vice President Murphy and seconded by Mrs. Wagner to Approve the 2018 Financial Requirement and Minimum Municipal Obligation for Bristol Township Non-Uniform Pension Plan in the Amount of \$40,845.

Motion carried unanimously by a vote of 7-0.

F. Bid for Mill Creek Pedestrian Bridge Replacement: Consideration take Appropriate Action.

Township Engineer, Kurt Schroeder stated that after receiving the bids it was determined that the bid amount exceeds the Township's budgeted amount for construction. Therefore, it is the recommendation of Gilmore & Associates that Council reject the bid based on insufficient funding, revise and adjust the scope of proposed improvements, and consider rebidding this project at a later time.

Mr. McCauley recommended that Council make a motion to reject the bid and authorize the re-advertisement of the revised specifications.

Motion by Mr. Antonello and seconded by Mr. Glasson to reject the bid for Mill Creek Pedestrian Bridge Replacement.

Motion carried unanimously by a vote of 7-0.

Motion by Vice President Murphy and seconded by Mrs. Wagner Authorizing the Township Engineer to Re-Advertise for Bids for the Mill Creek Pedestrian Bridge Replacement.

Motion carried unanimously by a vote of 7-0.

A. John Schwartzer, 7505 Bristol Pike, Levittown, requesting Preliminary & Final Land Development approval for property located at 1413-1415 Elkins Ave., Levittown (Tax Parcels #5-75-272 & #5-75-273) to use the existing building and the construction of an addition for an automobile detailing and minor repair shop in a C-Commercial zoned district of Bristol Township: Consideration to take Appropriate Action.

Thomas Hecker, Begley, Carlin & Mandio, LLP on behalf of the applicant stated that the applicant is proposing to demolish an existing one (1) story building and construct an 875 square-foot to the other existing 2,826 square foot commercial building on the lot. Also, the applicant is proposing the installation of eight (8) parking spaces, utilities and stormwater management facilities. The applicant proposes an underground stormwater infiltration basin to control stormwater runoff. The lot will be served by the existing public water supply system and public sewerage system to the building.

President Bowen stated that the parking spaces are limited to the proposed eight (8) and must be maintained and used for detailing only, no sales.

Mr. Schwartzer agreed to the terms set forth.

Mr. Zanine asked if the applicant was in receipt of the proposed resolutions sent by his office and prepared to sign. The applicant agreed to all conditions of approval.

Motion by Mr. Antonello and seconded by Mr. Allen Approving Preliminary & Final & Final Land Development approval for property located at 1413-1415 Elkins Ave., Levittown (Tax Parcels #5-75-272 & #5-75-273) to use the existing building and the construction of an addition for an automobile detailing and minor repair shop in a C-Commercial zoned district of Bristol Township.

Mike Nye, Indian Creek, questioned the location of the parking.

Mr. Schroeder, stated the parking would be permitted in the eight (8) striped spaces on the property and there will be no street parking.

Motion carried unanimously by a vote of 7 – 0.

B. Green Lane Properties LLC, 2201 Green Lane, Levittown requesting approval for an Amended Final Land Development plan for Lot#3, 2201 Green Lane (Tax Parcel #5-69-43-009) in a P-I Planned Industrial zoned district of Bristol Township: Consideration to Take Appropriate Action.

Thomas Hecker, Begley, Carlin & Mandio, LLP on behalf of the applicant stated that the applicant proposes to increase the building size on Lot 3 by 10,992 square feet. The total square footage for the proposed building is 80,992 square foot. Also, the Applicant proposes to increase impervious surface (including the building) from 149,625 square feet to 152,564 square feet. The total increase is 2,939 square feet.

Jeff Skinner, BFM Engineering, stated the applicant is proposing a swale and an infiltration bed to control stormwater runoff. The building will be expanded in an area previously approved for pavement. The impervious surface increase is for the additional parking required for the larger building. The Applicant is proposing to increase the volume of the underground stormwater infiltration facility from the original 1,299 cubic yards to 1,341 cubic yards.

Mr. Zanine asked if the applicant was in receipt of the proposed resolutions sent by his office and prepared to sign. The applicant agreed to all conditions of approval.

Motion by Vice President Murphy and seconded by Mr. Monahan to Approve the Request for an Amended Final Land Development plan for Lot#3, 2201 Green Lane (Tax Parcel #5-69-43-009) in a P-I Planned Industrial zoned district of Bristol Township.

Mike Nye, Indian Creek, question why there were no street trees in the proposed plan.

Mr. Skinner stated that the original plans had street trees and were ordered. Upon arrival, it was discovered that the property could not support the trees due to the streetlight poles. The owner, Mr. Harrington, donated the trees back to the Township but unfortunately the Township did not pick up the trees in time.

Motion carried unanimously by a vote of 7 – 0.

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

Mr. Zanine stated the applicant granted a continuance until the October 19, 2017 Council Meeting.

Motion by and seconded by Approving the Applicant's Request for a Continuance until the October 19, 2017 Council Meeting.

Motion carried unanimously by a vote of 7 – 0.

- D. Croydon State LLC, c/o Redwood Real Estate Group (Ian Katz), 227 E. 56th St., Suite 401, New York NY, requesting Preliminary & Final approval for property located at 3111 State Road, Croydon (Tax Parcels #5-58-154 & #5-58-155) to construct a Wawa Food Market & Fueling Station in an M-2 Heavy Manufacturing zoned district of Bristol Township: Consideration to Take Appropriate Action.**

Thomas Hecker, Begley, Carlin & Mandio, LLP on behalf of the applicant and equitable owner of the property Croydon State, LLC stated the site contains two (2) parcels, T.M.P. #05-058-155 and #05-058-154, located at the intersection of State Road (S.R. 2002) and Veterans Highway (S.R. 0413). The existing lots are located in the M-2 - Heavy Manufacturing zoning district and are located at 3111 State Road. The two lots currently contain two (2) existing building and a vacated paved right-of-way bisecting the two parcels.

President Bowen asked if the contaminant issue from the previous Recycling Center on that lot has been addressed. Steven Catani, Dynamic Engineering, stated that there is an on-going clean-up process that is in line with all local and state government regulations.

Chris Zieger, Dynamic Engineering, stated during their due diligence investigation of Phase 1 and Phase 2 underground storage tanks were discovered in the back corner of the lot. Monitor wells were installed and found contaminated soil at that location which will be properly excavated and transported to a regulated facility. There were no contaminants found on the site where the Wawa will be located.

Mr. Catani stated the two (2) parcels, T.M.P. #05-058-155 and #05-058-154, will be consolidated. If the lot consolidation is approved, the lot area, after the consolidation, will be 2.70 gross acres. The Preliminary/Final Land Development Plans proposes a 5,585 square foot Wawa food market and fueling station with a twelve (12) pump gas station which would be classified as a Service Station (use D15). The applicant is proposing a right-in, right-out access driveway on Veterans Highway (S.R. 0413) and a standard driveway along State Road (S.R. 2002). Sidewalks in front of the building along the highway will not be installed as a safety issue due to heavy traffic. Also, the applicant is proposing the installation of parking, utilities, landscaping, lighting and stormwater management facilities. The Applicant is proposing to control the stormwater runoff from the proposed building and impervious coverage by installing a vegetated swale and above ground infiltration basin with engineered soil media.

Mr. Zanine asked if the applicant was in receipt of the proposed resolution sent by his office and prepared to sign. The applicant agreed to all conditions of approval.

Motion by Vice President Murphy and seconded by Mr. Monahan Approving Preliminary & Final approval for property located at 3111 State Road, Croydon (Tax Parcels #5-58-154 & #5-58-155) to construct a Wawa Food Market & Fueling Station in an M-2 Heavy Manufacturing zoned district of Bristol Township.

Mike Nye, Indian Creek requested the installation of sidewalks in the front be re-addressed at a future date.

Mr. Hecker stated that Wawa will monitor the safety issue concerning the lack of sidewalks.

Anthony Shin, Kenwood, inquired about the traffic congestion when the Burlington Bristol Bridge is raised.

Mr. Hecker stated that the traffic study considered the congestion due to the bridge being raised and unfortunately that is a matter out of anyone's control.

Kristen Potter, State Road Deli & Market, questioned the large trucks making a left out of Wawa and what will become of the small businesses, such as hers, that may close and then become more eyesores for Croydon.

President Bowen stated it is not acceptable for Council to not approve a potential business from opening because it may or may not affect a competing small business. He pointed out the Durham Deli as a local business that has flourished despite competition from Wawa.

Mr. McCauley stated that the administration looked very closely at this proposal and found it to be favorable for the Township based on two (2) of the most blighted parcels will be cleaned-up

and Wawa pays between \$87,000 to \$100,000 a year in taxes, although the Township only sees 9% of that tax revenue. In addition, there is an existing permit on one of the parcels to develop a Waste Transfer Center. He does not see how abating blight would be a bad thing for neighboring commercial businesses.

Mr. Antonello stated that although he is sympathetic to the small business owners but the Council needs to do what is prosperous for the Township. The Council will do what they can do help all businesses.

Motion carried unanimously by a vote of 7-0.

COMMENTS FROM COUNCIL MEMBERS

Mr. Glasson read into the record a Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks Thermal Imaging Camera and Pro 4 Gas Meter for Bristol Township's Edgely Fire Company in the Amount of \$7,760.

Motion by Mr. Allen and seconded by Mr. Antonello Approving a Resolution Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority of the County of Bucks Thermal Imaging Camera and Pro 4 Gas Meter for Bristol Township's Edgely Fire Company in the Amount of \$7,760.

Motion carried unanimously by a vote of 7 – 0.

President Bowen announced the Township's Fall festival will be held on Saturday September 23, 2017 from 11 am to 4:00 pm at the Municipal Complex.

Mr. Allen inquired about the request from the Bucks County Board of Elections request to move their polling place to the former Coates Avenue Building.

OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL

Sam Mills, 35 Grove Lane, requested the help of the Township with the numerous violations from the home next door.

West Rexler, 504 Western Ave, spoke of issues not pertaining to Township Business and various conspiracy theories he subscribes to regarding the Township.

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 9:30 pm.

Respectfully submitted,

Kate Murphy
Township Secretary

RECAP OF THE SEPTEMBER 21, 2017 COUNCIL MEETING

1. Approved the outstanding Voucher List and Requisitions from September 21, 2017.
2. Approved the August 17, 2017 Council Meeting Minutes.
3. Presented Monthly Awards for Exemplary Recycling Performance.
4. Approved Resolution 2017-58 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for Emergency Radios for Police, EMS, Volunteer Fire and the Fire Marshal's Office in the Amount of \$220,712.
5. Approved Resolution 2017-59 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for the Replacement of a Washer-Extractor and Dryer for Bristol Township's Third Fire District in the Amount of \$23,965.
6. Approved Resolution 2017-60 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for Traffic Signal Intersection Improvements in the Amount of \$300,000 .
7. Approved Resolution 2017-61 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for Traffic Signal Intersection Improvements in the Amount of \$167,408.30.
8. Approved Resolution 2017-62 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for Wistar Road Bridge Deck Replacement in the Amount of \$300,000.
9. Approved Resolution 2017-63 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for Twenty Replacement Tasers Cartridges in the Amount of \$28,300.80.
10. Approved Resolution 2017-64 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for Ten Portable Scales for Police Commercial Enforcement Division in the Amount of \$48,950.
11. Approved Resolution 2017-65 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for 2018 Explorer and In-Car Computer in the Amount of \$46,465.00.
12. Approved Resolution 2017-66 Approving An Intergovernmental Agreement to Participate in a Joint Grant Application for Towns Against Graffiti.

13. Approved Resolution 2017-67 Authorizing the Township Manager to Execute and Submit an Application for a Highway Occupancy Permit (HOP).
14. Approved Resolution 2017-68 Condemning Acts of Violence and Hate.
15. Approved Resolution 2017-69 Approving Preliminary & Final Land Development for John Schwartzer, 7505 Bristol Pike, Levittown for the property located at 1413-1415 Elkins Avenue (Tax Parcels #5-75-272 & #5-75-273.)
16. Approved Resolution 2017-70 Approving an Amended Final Land Development Plan from Green Lane Properties LLC, 2201 Green Lane, Levittown for Lot #3, 2201 Green Lane (Tax Parcel #5-69-43-009) in a P-I Planned Industrial Zoned District.
17. Approved Request for Continuance for Jon Beagle, 6401 Airport Road, Levittown (Tax Parcel #5-73-78) Requesting a Waiver of Land Development to Construct a 4,000-square foot garage at the above noted location in a M-2 Heavy Manufacturing Zoned District.
18. Approved Resolution 2017-71 Approving Preliminary & Final Land Development requested by Croydon State LLC, c/o Redwood Real Estate Group (Ian Katz), 227 E. 56th Street Suite 401, New York, NY, for Property Located at 3111 State Road, Croydon (Tax Parcels #5-58-154 & #5-58-155) to Construct A Wawa Food Market & Fueling Station in a M-2 Heavy Manufacturing Zoned District.
19. Approved the 2018 Minimum Municipal Obligation for Bristol Township Non-Uniform Pension Plan.
20. Approved the Rejection of the Bid Received for the Mill Creek Pedestrian Bridge Replacement and Authorized the Re-Advertisement of the Same Said Bid.
21. Approved Resolution 2017-72 Authorizing the Township Manager to Submit a Grant Application to the Redevelopment Authority for a Thermal Imaging Camera and Pro 4 Gas Meter for Bristol Township's Edgely Fire Company in the Amount of \$7,760.
22. Approved a Waiver of Land Development for the Family Service Association to Construct an Addition to the Bucks County Homeless Shelter.

Meeting adjourned at 9:30 pm.