

**BRISTOL TOWNSHIP**  
2501 Bath Road  
Bristol, PA 19007

November 21, 2019

**COUNCIL MEETING**

President Bowen called the meeting to order at 7:05 PM.

Roll Call:	President Bowen	Present
	Vice-President Murphy	Present
	Mr. Antonello	Present
	Mr. Blalock	Present
	Mr. Glasson	Present
	Mr. Monahan	Absent
	Mrs. Wagner	Present

Also Present: Randy Flager and Adam Flager, Township Solicitor; Kurt Schroeder, Township Engineer, and Randee J. Elton, Deputy Township Manager & Township Secretary.

Township Solicitor Randy Flager announced litigation, personnel and real estate matters were discussed in Executive Session prior to the meeting.

Council President Bowen announced 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 21, 2019.

*Motion by Mr. Antonello and seconded by Vice President Murphy to approve the outstanding voucher list and requisitions for November 21, 2019. Motion carried by a vote of 6-0.*

B. Call for a motion to approve the minutes of the Township Council Meeting of October 17, 2019.

*Motion by Mrs. Wagner and seconded by Vice President Murphy to approve the minutes from the October 17, 2019 Council Meeting. Motion carried by a vote of 6-0.*

**PRESENTATIONS AND APPOINTMENTS**

A. Presentations of Monthly Awards for Exemplary Recycling Performance.

President Bowen presented a \$50 Gift Certificate to the Shallcross Family of Green Lynne and the Reilly Family of Appletree Section for their exemplary recycling efforts.

- B. Presentation and First Reading of Township Manager's Proposed 2020 Township Budget: Consideration to Authorize Advertisement of Notice of Availability for Public Inspection.

Deputy Township Manager Elton stated the proposed 2020 budget is \$68,190,000. The main components are the General Fund of \$22,172,700; the Capital Projects Fund of \$9,743,00; the Debt Service Fund of \$9,075,300; the Refuse Fund of \$5,514,500; the Liquefied Fuels Fund of \$2,605,000; and the Sewer Fund of \$13,285,400.

Ms. Elton stated there is no tax increase or refuse or sewer fee increases proposed for 2020.

The budget presentation will be made at the December 19, 2019 Council meeting. Council will consider adoption of the 2020 Budget at the same meeting.

*Motion by Mrs. Wagner and seconded by Mr. Antonello to authorize advertisement of the Notice of Availability for Public Inspection for the Proposed 2020 Budget. Motion carried by a vote of 6-0.*

## **PUBLIC HEARING**

- A. Application of Provco Pineville Acquisition LLC, 795 E. Lancaster Ave., Suite 200, Villanova PA requesting Conditional Use approval in order to construct a Wawa convenience store with gasoline sales at 5301 Bristol Emilie Road, Levittown (Tax Parcel #5-32-72) in a C-Commercial zoned district: Consideration to take Appropriate Action.

Public Hearing Opened 7:14 pm. Public Hearing Closed at 7:35 pm.

*Motion by Mr. Antonello and seconded by Mrs. Wagner to Approve the Conditional Use Application of Provco Pineville Acquisition LLC in order to construct a Wawa convenience store with gasoline sales at 5301 Bristol Emilie Road. Motion carried by a vote of 6-0.*

## **ORDINANCES AND RESOLUTIONS**

*Motion made to move item 11.C up on the agenda. All in favor motion passed.*

- 11.C. Application of Provco Pineville Acquisition LLC, 795 E. Lancaster Ave., Suite 200, Villanova PA requesting Preliminary & Final Land Development approval in order to construct a Wawa convenience store with gasoline sales at 5301 Bristol Emilie Road, Levittown (Tax Parcel #5-32-72) in a C-Commercial zoned district: Consideration to take Appropriate Action.

The subject is located at 5301 Bristol Emilie Road, within the C - Commercial Zoning District and consists of 4.763 gross acres. The property has frontage along Bristol Oxford Valley Road to the west, Cinder Lane to the north and Bristol Emilie Road to the east. Currently, the site contains an automobile repair shop, car wash, sit-down restaurant, retail shop for auto body supplies, retail shop for carpet/tile and parking lots. The retail shop for auto body supplies and the sit-down restaurant are to remain. The plan proposes to subdivide the property into two (2) lots. Lot 1 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, which is permitted by conditional use. Lot 2 will contain the existing retail shop for auto body supplies and the existing sit-down restaurant which are permitted by right. Also, the applicant is proposing the installation of parking, utilities, landscaping, and lighting. The Applicant is proposing to control the stormwater runoff from the proposed building and impervious coverage on Lot #1 by installing two (2) bioretention rain gardens and an underground infiltration basin.

*Motion by Mr. Antonello and seconded by Mrs. Wagner to Approve the Application of Provco Pineville Acquisition LLC in order to construct a Wawa convenience store with gasoline sales at 5301 Bristol Emilie Road. Motion carried by a vote of 6-0.*

- A. Ordinance for Petition for Street Vacation of Township Street – Cedar Lane: Consideration to Adopt.

Brian Binney, representing the Applicant advised this Paper Street is adjacent to his client's property that is proposing development. No other property owner has access to the paper street other than his client and the adjacent property owner. Mr. Binney advised his client has submitted an offer to the adjacent property owner to purchase his portion of the paper street. The Township's Engineer has reviewed and advises there are no issues with vacating Cedar Lane, a paper street, which is abuts Hartel Street.

*Motion by Mr. Antonello and seconded by Vice President Murphy to Adopt the Ordinance to Vacate the paper street of Cedar Lane. Motion carried by a vote of 6-0.*

*Motion made to move item 11.B up on the agenda. All in favor motion passed.*

- 11.B Application of Hartel Properties LLC, 1425 Hanford St., Levittown requesting Preliminary approval in order to construct an addition to an existing building located at 2051 Hartel Street, Levittown (Tax Parcels #5-70-15 & #5-70-16) in an M-1 Light Manufacturing zoned district: Consideration to take Appropriate Action.

The subject properties are located at 2051 Hartel Street, within the M-1 - Light Manufacturing Zoning District and consist of 44,238.6 square feet and 36,650.7 square feet, respectively. Currently, the site contains a manufacturing building, concrete pad, paved area, and stone area. According to FEMA map 42017C0464K (dated March 21, 2017); the lot is in the zone "X" which is outside the 100-year flood plain.

The Preliminary/Final Land Development Plans proposes the consolidation of the two (2) lots along with the vacation of Cedar Lane which will result in a total consolidated lot area of 95,989.3 square feet. The plans also propose the construction of 12,121 square feet building addition, parking spaces, a concrete pad, pavement restoration, a trash receptacle, and associated supporting infrastructures. Manufacturing is permitted by right within. The building is served by public sewer and water. A stormwater management system has been incorporated into the site consisting of an underground detention basin and pipe network.

*Motion by Vice President Murphy and seconded by Mr. Antonello to Approve the Preliminary/Final Land Development with the amendment of the removal of 1.E in the Resolution. Motion carried by a vote of 6-0.*

*Motion made to move item 11.A up on the agenda. All in favor motion passed.*

- A. Application of County of Bucks, 55 E. Court Street, Doylestown PA, requesting a Waiver of Land Development in order to construct an addition on the property located at 7203 New Falls Road, Levittown (Tax Parcel #5-34-284) in a C-Commercial zoned district: Consideration to take Appropriate Action.

The subject property is located at 7203 New Falls Road, within the C - Commercial Zoning District and consists of 0.80 gross acres. Currently, the site is the location of a bank. The plan proposes the change in use from a financial establishment to an office use with a proposed building addition and fencing. The proposed use is Office which is permitted by right. The existing building utilizes existing public water and sewer connections. There is no change in impervious surface; therefore, no stormwater management is proposed.

A request for a waiver from the Land Development process was made by the Applicant. The waiver from Land Development can be granted by the Bristol Township Council. The request is for waiving the process and not the land development plan requirements. The Applicant is still subject to the requirements contained in the SALDO.

- B. A Resolution Accepting and Authorizing Appropriate Township Officials as Authorized Officials for Signature for 2018 ARLE Grant: Consideration to Adopt.

*Motion by Vice President Murphy and seconded by Mr. Glasson to Accept and Authorize the Appropriate Township Officials as Authorized Officials for Signature for 2018 ARLE Grant. Motion carried by a vote of 6-0.*

- C. A Resolution for Official Sewage Facilities Planning Module for a Two-Lot Subdivision/Land Development with one existing dwelling to remain at 914 Fourth Avenue: Consideration to Adopt.

*Motion by Mr. Antonello and seconded by Mr. Glasson to Approve the Sewage Facilities Planning Module for a Two-Lot Subdivision/Land Development with one existing dwelling to remain at 914 Fourth Avenue. Motion carried by a vote of 6-0.*

- D. A Resolution for H2O PA Grant Submission to the Commonwealth Financing Authority for the Wastewater Treatment Plant Expansion: Consideration to Adopt.

*Motion by Vice President Murphy and seconded by Mr. Glasson to Approve an Application of the H2O PA Grant Submission to the Commonwealth Financing Authority for the Wastewater Treatment Plant Expansion. Motion carried by a vote of 6-0.*

- E. A Resolution for PA Small Water and Sewer Grant Submission to the Commonwealth Financing Authority for Inflow/Infiltration Projects: Consideration to Adopt.

*Motion by Mr. Glasson and seconded by Vice President Murphy to Approve an Application of the PA Small Water and Sewer Grant Submission to the Commonwealth Financing Authority for the Inflow/Infiltration Projects. Motion carried by a vote of 6-0.*

### **REPORT FROM TOWNSHIP SOLICITOR**

Mr. Flager advised that Council approval is needed on the dollar amount of \$1.37 Million for the eminent domain, subject of approval by the owner as well. The properties 2104 and 2210 Bath Road, Bristol PA will be used to add to the Municipal Complex Expansion, as needed for possibly a new Senior Center.

*Motion by Vice President Murphy and seconded by Mrs. Wagner to take the properties by Eminent Domain. Motion carried by a vote of 6-0.*

### **NEW BUSINESS**

- D. Proposal for Construction Management Services for JFK Park Project: Consideration to Accept.

*Motion by Mr. Glasson and seconded by Mrs. Wagner to table. Motion carried by a vote of 6-0.*

### **COMMENTS FROM COUNCIL MEMBERS**

President Bowen thanked the anonymous couple who provides the poinsettias for Council.

Mr. Glasson advised Levittown Fire Company #2 will begin its annual Tree Drive.

### **OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL**

Paul White, 844 Grant Avenue spoke of the urgency of Cedar Ave RR underpass and truck drivers getting stuck.

Lauren Ball, 1034 Second Ave, spoke of an illegal apartment and business being run out of 1028 Second Avenue.

West Rexler, 504 Western Ave, spoke of issues various issues to be looked at by the Township.

James Patterson, 7602-7612 Rt 13 stated he was confused about zoning and land use concerns with his property from the information being received from Building & Planning.

*The meeting was adjourned at 8:42pm.*

Respectfully Submitted,  
Ranee J. Elton  
Township Secretary

## Recap of November 21, 2019 Council Meeting

1. Approved Voucher List and Requisitions from November 21, 2019.
2. Approved October 17, 2019 Council Meeting Minutes.
3. Presented Recycling Awards.
4. Proposed 2020 Budget Presented and authorized advertisement of the Notice of Availability for Public Inspection.
5. Approved Resolution (2019-88) for Conditional Use to construct a Wawa convenience store with gasoline sales at 5301 Bristol Emilie Road.
6. Approved Resolution (2019-89) for Preliminary/Final Land Development to construct a Wawa convenience store with gasoline sales at 5301 Bristol Emilie Road.
7. Approved Ordinance (2019-03) for Street Vacation of Township Street - Cedar Lane.
8. Approved Resolution (2019-90) for Preliminary approval to construct an addition to an existing building at 2051 Hartel Street.
9. Approved Waiver of Land Development to construct an addition on the property located at 7203 New Falls Road.
10. Approved Resolution (2019-82) Accepting and Authorizing Appropriate Township Officials as Authorized Officials for Signature for 2018 ARLE Grant.
11. Approved Resolution (2019-83) for an Official Sewage Facilities Plan Revisions for a Two-Lot Subdivision/Land Development with one existing dwelling to remain at 914 Fourth Avenue.
12. Approved Resolution (2019-84) for a H2O PA Grant Submission to the Commonwealth Financing Authority for the Wastewater Treatment Plant Expansion.
13. Approved Resolution (2019-85) for PA Small Water and Sewer Grant Submission to the Commonwealth Financing Authority for Inflow/Infiltration Projects.
14. Tabled the Proposal for Construction Management Services for JFK Park Project.