

BRISTOL TOWNSHIP

2501 BATH ROAD
BRISTOL, PA 19007

February 16, 2017

COUNCIL MEETING

President Bowen called the meeting to order at 7:05 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

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

Township Solicitor, Randall C. Flager announced that personnel, litigation and labor 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 February 16, 2017.

Motion by Mr. Allen and seconded by Mr. Monahan to approve the outstanding voucher list and requisitions for February 16, 2017.

Motion carried unanimously by a vote of 7-0.

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

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Motion by Mr. Glasson and seconded by Mr. Allen to approve the minutes of the Council Meeting on January 19, 2017.

Motion carried by a vote of 6 – 0 with Ms. Longhitano abstaining due to absence.

PRESENTATIONS and APPOINTMENTS

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

Deputy Township Manager, Scott Swichar announced that no refuse or recycling will be collected on Monday February 20, 2017 in observance of President's Day. Monday's collection will be delayed until Tuesday February 21st and all subsequent collections during the week will be delayed by one day.

Mr. Swichar announced the Township will host their annual Spring Clean-Up Day Event on Saturday May 6th and Saturday May 13th from 8:00 am to 12:00 pm at the Municipal Complex. Residents, with proof of residency, can dispose of their unwanted household junk and electronics free of charge.

Residents requesting more information can contact 267-812-2950.

Mr. Swichar congratulated the residents for their continued success in increasing recycling for Bristol Township. Recycling increased by 4.72% in 2016 compared to 2015 and residents are recycling 72% more than was done in 2013. The Township's Department of Environmental Protection Performance Grant has increased from \$55,127 received in 2011 to an incredible \$187,972 received in 2014.

Township Manager Bill McCauley stated that he credits the residents for the increase in the recycling numbers for the first two years of but believed the numbers would level off some as programs tend to do but is pleasantly surprised and impressed with the continuing rise in the Township's recycling numbers which is a credit to Mr. Swichar and Mrs. Lamina's hard work and commitment to the program. Before the program began the Township barely recycled a little more than Bristol Borough which has a population of seven to eight thousand where the Township has a population of over 55,000 and to see where the Township started from and where we are today with a performance grant close to \$188,000 is a true accomplishment.

Council President Bowen presented \$50 Gift Certificates to the Kline Family of Oaktree and the Regalis Family of Appletree for their exemplary recycling efforts.

ORDINANCES and RESOLUTIONS

A. A Resolution Declaring 6401 McPherson Avenue Tax Map #05-069-067-001 as a Blighted Property in a Certified Redevelopment Area: Consideration to Adopt.

Bob White, Executive Director of the Bucks County Redevelopment Authority (RDA), presented to Council the request to have the formed Rapid Circuits Inc property located at 6401 McPherson Avenue declared blighted in a certified Redevelopment Area. The RDA has had an amicable relationship with the bank and the Department of Environmental Protection Agency (DEP), who has a \$1 million dollar clean-up lien attached to property for the past two to three years as well as an amicable dealing for the local tax base however there is over \$1 million dollar Federal lien which will be erased through the blight process. Mr. White prefers not to acquire property through eminent domain but at times it is a necessary process when the property owners are derelict in their responsibilities. Mr. White stated that there has been recent nuisance activity at the property such as a truck left idling through the night.

Mr. White is requesting Council approve a resolution to have the property blighted so that the RDA can acquire the property and have a developer come in and rehab and get the property back on the tax rolls.

President Bowen asked if the property was certified clean from the DEP.

Mr. White stated that the RDA will perform a Phase 1 and all other necessary testing. His first plan of action after the resolution is passed is to acquire a Fair Market Value of the property for just compensation and the County Court will decide where that compensation is to be paid more than likely the Federal Government due to the lien.

Mr. Antonello asked if the direct location of the property was in Edgely.

Motion by Mr. Allen and seconded by Mr. Antonello Declaring 6401 McPherson Avenue Tax Map #05-069-067-001 as a Blighted Property in a Certified Redevelopment Area.

Mr. Meola of Williams Avenue stated that he called the DEP on the property after seeing individuals remove gallon drums and dump into the soil.

Motion carried unanimously by a vote of 7 – 0.

Project Manager, Randee Elton presented to Council a recap of the progress of the Blight Program over the past year. When the process began at the end of 2015 there were over 200 properties on the vacant list that were separated into three (3) tiers, with the worst offenders being sought first by the Blight Committee and The Redevelopment Authority. To date the list is down to approximately 77 properties.

Ms. Elton explained 18 properties have been recommended for blight since January of last year. Of those only five have been condemned by the RDA, with five more on their next agenda.

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Of the five condemned one has been demolished and will rebuilt, two are undergoing renovations, one is submitting for permitting and one has begun extensive interior clean out. Eight of the properties have either been sold or renovated by the property owners; three have been demolished, three are currently being rehabilitated, one has been sold and is currently occupied and one had begun exterior cleanup.

Ms. Elton presented the blight properties for recommendation. The Blight Committee met on February 9th and last night the Planning Commission voted to recommend these properties as blighted.

Council Vice President Longhitano inquired about the owners of 601 Bath Road coming in to talk with Ms. Elton about getting the property back to code.

Ms. Elton explained that she has an appointment with the property owners next week to discuss what needs to be done with the property but that a resolution is still needed as a “fail-safe” in case the owners are unable to bring the property back into compliance.

Mr. Antonello asked if the banks which own the property are comfortable with the property being blighted.

Ms. Elton stated once the bank receives notice that the property is being blighted the banks care level rises.

President Bowen requested a brief description of the Blight process to inform the residents.

Ms. Elton explained the process starts with the Blighted Property Review Committee making the determination if a property is blighted and creation of a resolution. From there the recommendation is brought to the Planning Commission with a resolution and then to Council for approval of the resolution. Once the resolution is passed the owner is notified that the property has been blighted and what work needs to be completed to eliminate blight conditions with 30 days or the owner can appeal the decision. The notice of blight is sent to the owner by certified mail, posted on the property and advertised in the newspaper to avoid anyone from stating they were not properly notified. Once this stage is complete the blight report is sent to the Redevelopment Authority. The RDA then gives a 30 day comply or appeal and if that expires contractors are brought in to get the property demolished or rehabbed for sale within a proper time frame. Currently the Township and RDA have contractors chomping at the bit for properties.

President Bowen thanked the members of the Blight Committee.

Mr. Allen commented that the program has had a 65% reduction in inventory in the past year.

Mr. Antonello thanked Ms. Elton on behalf of the entire Council and administration for the excellent success the program has accomplished.

Mr. McCauley stated that before the banks would hold onto the properties thinking they could get more money from sale and in the interim the properties would sit and become an eyesore. The Township would go in and board the property up as well as maintain the grass while the bank knowing that would do nothing. Now with the blight program and the partnership with Mr. White and the RDA that is not occurring to the same extent. The hard work of Ms. Elton and Tom Scott, Director of Building and Planning, in stepping up the code enforcement efforts has greatly increased the success of this program and the goal of Council to beautify Bristol Township.

B. A Resolution Declaring 46 Begonia Lane Tax Map 05-049-283, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has complaints dating back to 2014. The Township maintains the grass and has been advised that there is mold inside the property as well as pipes bursting.

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

C. A Resolution Declaring 601 Bath Road Tax Map 05-059-273-2, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Owner of proposed property contacted Ms. Elton on February 16, 2017 to schedule a meeting to discuss bringing the property into compliance for eventual sale.

D. A Resolution Declaring 1429 Colonial Avenue Tax Map 05-061-260, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has been vacant for several years.

E. A Resolution Declaring 23 Gamewood Road Tax Map 05-038-151, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has complaints dating back to 2012. Owner was found guilty in court after multiple violations were filed and to date has not cleaned up the property. The Township maintains the grass.

F. A Resolution Declaring 7207 Marion Avenue Tax Map 05-070-114, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.

Proposed property has complaints dating back to 2008. Several years of filed citations to no avail. Township maintains the grass.

- G. A Resolution Declaring 1920 Prospect Avenue Tax Map 05-009-406, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.**

Proposed property was recently secured by the Township as the front door was wide open.

- H. A Resolution Declaring 5517 Schumacher Drive Tax Map 05-068-094, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.**

Proposed Property has complaints dating back to 2008 as well as enforcement of violations. Property is currently boarded.

- I. A Resolution Declaring 516 Western Avenue Tax Map 05-058-035, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.**

Proposed property has been vacant/ abandoned since 2010. Property is currently boarded.

- J. A Resolution Declaring 816 Winder Drive Tax Map 05-059-119, as Blighted in Accordance with the Urban Redevelopment Law: Consideration to Adopt.**

Proposed property received fire damage in 2010 and has not been repaired since the fire.

Motion by Mr. Allen and seconded by Mr. Monahan to Adopt Resolutions 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I and 7J to Blight the Listed Properties in Accordance with the Urban Redevelopment Law.

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 Oxford Valley Road/Levittown Parkway and New Falls Road and the Township Manager to Sign the Application: Consideration to Adopt.**

Motion by Council Vice President Longhitano and seconded by Mrs. Murphy Authorizing the Submission of an Application for Traffic Signal Approval for Oxford Valley Road/Levittown Parkway and New Falls Road and the Township Manager to Sign the Application.

Motion carried unanimously by a vote of 7 – 0.

- L. A Resolution of the Township of Bristol Authorizing the Submission of an Application for Traffic Signal Approval for Bristol-Oxford Valley Road, Bath Road and Lakeland Road and the Township Manager to Sign the Application: Consideration to Adopt.**

Motion by Mr. Allen and seconded by Mr. Monahan Authorizing the Submission of an Application for Traffic Signal Approval for Bristol-Oxford Valley Road, Bath Road and Lakeland Road and the Township Manager to Sign the Application.

Motion carried unanimously by a vote of 7 – 0.

M. A Resolution of the Township of Bristol Authorizing the Submission of a Grant Application to the Department of Conservation and Natural Resources for Park Rehabilitation and Development in the Amount of: Consideration to Adopt.

Mr. Swichar explained the Township is interested in submitting grant applications to the Department of Conservation and Natural Resources (DCNR) for two separate park projects to increase park participation for the Township's youth. The first project is for a spray park otherwise known as a splash pad inside an already existing space in the park. The spray park would utilize a water infiltration system in order to limit water consumption. The second project would be to create an ADA acceptable park for children with different abilities to enjoy.

President Bowen stated this would be another lift for the Township especially being able to create these projects with grant money.

Motion by Ms. Longhitano and seconded by Mr. Glasson Authorizing the Submission of a Grant Application to the Department of Conservation and Natural Resources for Park Rehabilitation and Development.

Motion carried unanimously by a vote of 7 – 0.

REPORT FROM TOWNSHIP MANAGER

Township Manager McCauley stated that the modifications to the intersection of Millcreek Drive and Orangewood Road will be complete within the next two weeks.

REPORT FROM TOWNSHIP SOLICITOR

Township Solicitor Randall Flager stated that the ordinances for the Medical Marijuana Facilities as well as the Hookah Lounge will be presented to Council in March for approval.

Mr. McCauley stated that the two ordinances presented to Council for consideration in combination with the Recovery Home Ordinance approved last year are of the highest caliber and congratulated Flager & Associates for a job well done. Mr. McCauley stated he has had numerous phone calls requesting a copy of the Medical Marijuana Facilities Ordinance.

NEW BUSINESS

B. Application of Roberta M. Plunto, 30 Georgetown Road, Columbus NJ, Requesting Approval for a Lot Line Change located on Green Ave (Tax Parcel #5-24-113-001) and 2700 Century Avenue (Tax Parcel #05-24-114): Consideration to take Appropriate Action.

Nate Fox of Begley, Carlin & Mandio on behalf of the applicant, Roberta M. Plunto, Executrix of the Estate of Katherine Rolston, has submitted the application on behalf of the owner of record, Katherine Rolston. Lot # 1 (T.M.P 05-024-113-001) is located at Green Avenue and Lot # 2 (T.M.P. 05-024-114) is located at 2700 Century Avenue. The lot line change will reallocate a portion, consisting of 1,500 square feet of Lot #2 to Lot #1 resulting in Lot #1 containing 14, 000 square feet and Lot # 2 will contain 11,000 square feet. Lot #1 will contain an existing single-family detached dwelling and Lot # 2 will contain an existing shed. This application is for land transfer only and no new building lots and/or improvements are proposed.

The applicant received approval from the Bristol Township Planning Commission on January 18, 2017.

Mr. Flager asked the applicant if they are ready to sign the proposed resolution sent by his office.

Mr. Fox stated the applicant is prepared to sign tonight and thanked the professional staff for all of their help throughout the process.

Motion by Mrs. Murphy and seconded by Mr. Allen to Approve a Lot Line Change located on Green Ave (Tax Parcel #05-24-113-001) and 2700 Century Avenue (Tax Parcel #05-24-114.)

Motion carried unanimously by a vote of 7 – 0.

COMMENTS FROM COUNCIL MEMBERS

Mrs. Murphy encouraged everyone to help our neighbors of Bristol Borough to win the \$500, 000 for small business revitalization

President Bowen reminded residents of the Thursday March 2nd fundraiser for the police department K-9 unit.

President Bowen encouraged residents to contact their State Representatives concerning the proposed bill to eliminate the school tax.

To receive the name and numbers of the State Representatives please contact the Township at 267-812-2888.

Mr. McCauley stated that the Ryan Strong 5K walk or run will be held on Sunday March 26, 2017 starting at the Bucks County Technical School.

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President Bowen stated the Bucks County technical School is having a car show in April.

OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL

Gerard Lykon stated that the Business to Business Association along with Lykon Automotive would be holding a fundraiser to purchase a new K9 dog for the Police Department due to the sudden passing of Apollo. There will be a fundraising event held at Rob's Auto on Thursday March 2nd from 6:00 to 9:00 pm.

Sam Meola Sr., 1425 Williams Avenue, addressed Council with concerns about the business operations across from his home. Flood lights sign on their properties at night, a barbed wire fence and tarp obstructing the view when pulling out of the drive.

Sam Meola Jr., 1427 Williams Avenue, stated that since he filed a complaint about this property he and his family have been harassed.

Ken Smith, 1005 Grieb Avenue, stated his wife has called Turnpike Commission at the number given to the neighbors and PennDot about the signage concerning the Turnpike Bridge closure. When coming south on Radcliffe St. the detour sign points right to go over the Randall Ave. Even though there are road closed signs all down Radcliffe St. the neighbors on both sides of the Turnpike Bridge have sustained property damage with tractor trailers driving over lawns, trees broken, cars hit, and stop signs destroyed.

West Rexler, West Bristol, discussed issues not pertaining to the agenda or Township business.

Motion by Mr. Antonello and seconded by the entire Council to adjourn the meeting.

Motion carried unanimously by a vote of 7 – 0.

The meeting was adjourned at 8:27 pm.

Respectfully submitted,

Kate Murphy
Township Secretary

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RECAP OF FEBRUARY 16, 2017 TOWNSHIP COUNCIL MEETING

1. Approved the outstanding Voucher List and Requisitions from February 16, 2017
2. Approved the January 19, 2017 Council Meeting Minutes.
3. Presented Monthly Awards for Exemplary Recycling Performance.
4. Adopted Resolution 2017-13 Declaring 6401 McPherson Avenue as a Blighted Property.
5. Adopted Resolution 2017-14 Declaring 46 Begonia Lane as a Blighted Property.
6. Adopted Resolution 2017-15 Declaring 601 Bath Road as a Blighted Property.
7. Adopted Resolution 2017-16 Declaring 1429 Colonial Avenue as a Blighted Property.
8. Adopted Resolution 2017-17 Declaring 23 Gamewood as a Blighted Property..
9. Adopted Resolution 2017-18 Declaring 7207 Marion Avenue as a Blighted Property.
10. Adopted Resolution 2017-19 Declaring 1920 Prospect Avenue as a Blighted Property.
11. Adopted Resolution 2017-20 Declaring 5517 Schumacher Drive as a Blighted Property.
12. Adopted Resolution 2017-21 Declaring 516 Western Avenue as a Blighted Property.
13. Adopted Resolution 2017-22 Declaring 816 Winder Drive as a Blighted Property.
14. Adopted Resolution 2017-23 Authorizing the Submission of an Application for Traffic Signal Approval for Oxford Valley Road/Levittown Parkway and New Falls Road and the Township Manager to Sign the Application.
15. Adopted Resolution 2017-24 Authorizing the Submission of an Application for Traffic Signal Approval for Bristol-Oxford Valley Road, Bath Road and Lakeland Road and the Township Manager to Sign the Application.
16. Adopted Resolution 2017-25 Authorizing the Submission of a Grant Application to the Department of Conservation and Natural Resources for Park Rehabilitation and Development.
17. Adopted Resolution 2017-26 Approving the Application of Roberta M. Plunto 30 Georgetown Road, Columbus NJ, Requesting a Lot Line Change located on Green Ave (Tax Parcel #5-24-113-001) and 2700 .Century Avenue (Tax Parcel #5-24-114.)

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Meeting Adjourned at 8:27 pm.