

# BRISTOL TOWNSHIP

2501 BATH ROAD  
BRISTOL, PA 19007

August 16, 2018

## COUNCIL MEETING

President Bowen called the meeting to order at 7:09 PM.

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

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

Township Solicitor Randall Flager announced personnel matters, litigation and potential litigation items 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 August 16, 2018.

*Motion by Mr. Monahan and seconded by Mrs. Wagner to approve the outstanding voucher list and requisitions for August 16, 2018. Mr. Glasson abstained from the vote.*

*Motion carried by a vote of 5-0-1.*

B. Call for a motion to approve the minutes of the Township Council Meeting of July 19, 2018.

*Motion by Mrs. Wagner and seconded by Mr. Monahan to approve the minutes from the July 19, 2018 Council Meeting. Mr. Glasson abstained from the vote.*

*Motion carried by a vote of 5-0-1.*

## **PRESENTATIONS AND APPOINTMENTS**

### A. Presentations and Monthly Awards for Exemplary Recycling Performance.

Deputy Township Manager, Randee Elton, announced that the Bucks County Technical School, located at 610 Wistar Road, will host the final Hazardous Waste Collection for 2018 on Saturday, August 26th from 9:00 am to 3:00 pm. This event is rain or shine.

President Bowen presented \$50 Gift Certificates to the Mule Family of Levittown and the Rios Family of Newportville for their exemplary recycling efforts.

### B. Swearing in Ceremony for New Police Officers

Judge Wagner swore in new officers Michael Grebloski, Nicholas Tschepikiewski, Christopher Grown and James Moratti.

*President Bowen made a motion to table item 6C. Motion carried unanimously by a vote of 6-0.*

### D. Presentation of Plaque to Retiring Police Officer.

Lt. Johnson commended Detective Lebo on his outstanding dedication and service upon his retirement.

*President Bowen made a motion to skip to 8B on the agenda. Motion carried unanimously by a vote of 6-0.*

### B. A Resolution of Commendation for Thomas P. McDermott Upon his Retirement from Employment with Bristol Township After 44 Years of Loyal Service: Consideration to Adopt.

*Motion by Mr. Antonello and seconded by Mrs. Wagner to Accept the Commendation Resolution for Thomas P. McDermott. Motion carried unanimously by a vote of 6-0.*

Mr. McCauley read the Resolution into the record.

Mr. McDermott thanked Council, Manager McCauley and his colleagues.

Tina Davis's office presented Tom McDermott a certificate from Tina Davis's office and the House of Representatives.

Joe Gasper, representing the Third District Fire Company thanked Mr. McDermott for his years of dedication and service.

### C. Appointment of Special Fire Police Officers.

Mr. McCauley presented the names of Edward Copechal Jr., Harold Beerhalter, Jr. and Tanya Zekovitch consideration for appointment as Fire Police Officers.

*Motion by Mr. Glasson and seconded by Mrs. Wagmer to appoint the three nominated candidates as Fire Police Officers.*

*Motion carried unanimously by a vote of 6-0*

**PUBLIC HEARING**

- A. Presentation of Community Block Grant Program 2017 CAPER.

Thomas McDermott, Director of Community Development, presented the 2017 CAPER. This is a federal grant program administered by HUD which provides annual grants on a formula basis to entitled cities and counties based on population data from the U.S. Census Bureau. The funds must be used for eligible activities and meet one of three National Objectives. In fiscal year 2017 Bristol Township received \$544,721. Program Administration received the 20% maximum of the grant totaling \$108,944. Public facilities and infrastructure improvements included finalizing the design for Cedar Ave Park, spending \$114,326, and emergency repairs totaled \$96,539 for the Housing Program.

**ORDINANCES AND RESOLUTIONS**

- A. A Resolution Approving the Bristol Township 2017 Consolidated Annual Performance Evaluation Report (CAPER) and Authorizing its Submission to the United States Department of Housing and Urban Development: Consideration to Adopt.

*Motion by Mr. Antonello and seconded by Mr. Glasson to Approve the Resolution Approving the Bristol Township 2017 Consolidated Annual Performance Evaluation Report (CAPER) and Authorizing its Submission to the United States Department of Housing and Urban Development.*

*Motion carried unanimously by a vote of 6-0.*

- C. A Resolution of the Township of Bristol Authorizing the Sale of Surplus Equipment and Vehicles: Consideration to Adopt.

*Motion by Mr. Monahan and seconded by Mr. Glasson Approving the Resolution Authorizing the Sale of Surplus Equipment and Vehicles.*

*Motion carried unanimously by a vote of 6-0.*

**REPORT FROM TOWNSHIP MANAGER**

Mr. McCauley advised he recently viewed the construction at Cedar Ave Park. There was a slight delay because six cisterns were found, they have been addressed and work has resumed. We are reusing streetlight poles and retrofitting to LEDs.

**NEW BUSINESS**

- A. 2019 Financial Requirement and Minimum Municipal Obligation for Bristol Township Pension Plan: Consideration to take Appropriate Action.

Mr. McCauley advised this is an annual requirement to establish the Minimum Municipal Obligation for the pension plan. For years Council has chosen to fund based on the market value

assessment having. Doing this has resulted in Bristol Township with a distress score of zero and a funding ratio of 93%. Mr. McCauley recommended Council again use the market value assessment of the pension fund to establish the MMO this year and pay the higher amount of \$1,876,804.00

*Motion by Mr. Antonello and seconded by Mr. Glasson to establish the 2019 Financial Requirement and Minimum Municipal Obligation for the Bristol Township Pension Plan at \$1,876,804.00..*

*Motion carried unanimously by a vote of 6-0.*

- B. Application of Gallagher Realty Group LLC, 43 Arabian Way, Holland PA, for Sketch Plan approval for property located at 1922 Buchanan Ave., Croydon (Tax Parcel #5-13-48) in an R-2 Residential & C-Commercial zoned district of Bristol Township: Consideration to take Appropriate Action.

Michael Meginniss, attorney for the applicant advised this application presented to the Planning Commission as a sketch plan and was here tonight looking for feedback from Council. The property is 0.23 acres, split zoned with residential and commercial zoning, and currently has a single family detached dwelling on it, located on Buchanan Avenue. The applicant, Mr. Gallagher, owns a business across the street. The applicant is proposing to subdivide the property at the existing split zoning line. The residential portion proposes to add an addition to the existing residence and the commercial portion proposes to construct a 18,000 square foot warehouse. There will be zoning relief required for setbacks.

Council and the applicant discussed the existing lot and proposal.

- C. Request of Bank of America for a Waiver of Land Development for T.M.P #05-44-002-001, located at 503 S. Oxford Valley Road, within the C – Commercial zoning district: Consideration to take Appropriate Action.

Jacqueline Mengis representing the bank advised they are proposing minor renovations in the parking lot including ADA compliant curb ramps, restriping and repaving; number parking spaces will remain the same.

*Motion by Mr. Antonello and seconded by Mrs. Wagner to Approve the Waiver of Land Development for Bank of America located at 503 S. Oxford Valley Road. Motion carried unanimously by a vote of 6-0.*

- D. Request of Estee Lauder for a Waiver of Land Development on behalf of the property owners, New York Life Insurance Co. and Keystone Crossings III, LLC for the subject properties, T.M.P. #5-018-067 & #5-018-065-001, located at 300 & 200 Crossing Drive, within the P-I – Planned Industrial Zoning District. The applicant is proposing the construction ADA compliant curb ramps and sidewalks throughout their existing parking lot: Consideration to take Appropriate Action.

Bob Showalter explained the project proposal is for installation of ADA compliant curbs and sidewalks for the employees to safely walk between the two buildings.

*Motion by Mr. Antonello and seconded by Mr. Glasson to Approve the Waiver of Land Development for Estee Lauder located at 300 & 200 Crossing Drive.*

*Motion carried unanimously by a vote of 6-0.*

- E. Request of Bio-Pharm, Inc. for a Waiver of Land Development for Temporary Trailer Facility, T.M.P. # 05-070-008, located at 2091 Hartel Avenue: Consideration to take Appropriate Action.

Michael Meginniss explained there are 80 employees at the Hartel location. Bio-Pharm is expanding and leased additional property at the Keystone Industrial Park for 100 additional employees. The trailer is for temporary office space at the Hartel location until the space is retrofitted at the Industrial Park.

*Motion by Mrs. Wager and seconded by Mr. Monahan to Approve the Waiver of Land Development for Bio-Pharm, Inc. located at 2091 Hartel Avenue.*

*Motion carried unanimously by a vote of 6-0.*

**COMMENTS FROM COUNCIL MEMBERS**

Mr. Antonello advised State Representative Tina Davis will be hosting her 8<sup>th</sup> Annual Senior Expo at Lower Bucks Hospital on September 6<sup>th</sup> from 10:00am-1:00pm.

**OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL**

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

*Mr. Blalock made a motion to adjourn the meeting, seconded by Mr. Monohan. Motion carried unanimously by a vote of 6-0. The meeting was adjourned at 10:09 pm.*

Respectfully Submitted,  
Randee J. Elton  
Township Secretary

## RECAP AUGUST 16, 2018 COUNCIL MEETING

1. Approved Voucher List and Requisitions from August 16, 2018.
2. Approved the July 19, 2018 Council Meeting Minutes.
3. Presented Monthly Awards for Exemplary Recycling Performances.
4. Administered Oath of Offices to New Police Officers Michael Grebloski, Nicholas Tschepikiewski, Christopher Grow and James Moratti.
5. Lieutenant Johnson presented Detective Lebo with a Plaque for his Retirement for 30 Years of Service.
6. Appointment of Edward Copechal, Jr., Harold Beerhalter, Jr., and Tanya Zekovitch as Special Fire Police Officers.
7. Township Manager McCauley presented Community Development Director Tom McDermott with a Resolution of Commendation (2018-74) and Plaque for his Retirement for 44 Years of Service.
8. Community Development Director Tom McDermott Presented the 2017 CDBG CAPER.
9. Adopted Resolution (2018-73) Approving the 2017 CDBG CAPER.
10. Adopted Resolution (2018-75) Authorizing the sale of surplus equipment and vehicles.
11. Adopted 2019 Minimal Municipal Obligation for the Pension Plan of \$1,876,804.
12. Gallagher Realty Group, LLC presented a Sketch Plan for property located at 1922 Buchanan Avenue (TMP 5-13-48).
13. Adopted Resolution (2018-76) for Waiver of Land Development Approval for Bank of America (TMP 5-44-002-001) located at 503 S. Oxford Valley Road.
14. Adopted Resolution (2018-77) for Waiver of Land Development Approval for Estée Lauder (TMP 5-018-067 & 5-018-065-001) located at 200 & 300 Crossing Drive.
15. Adopted Resolution (2018-78) for Waiver of Land Development Approval for Bio-Pharm (TMP 5-070-008) located at 2091 Hartel Avenue.