

BRISTOL TOWNSHIP
2501 BATH ROAD, BRISTOL, PA 19007
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NOVEMBER 19, 2009
COUNCIL MEETING

The meeting was called to order by President Tarlini at 7:10 P.M.

THOSE IN ATTENDANCE: Council members Greer, Monahan, Davis, Pluta and Tarlini were present at the meeting.

EXECUTIVE SESSION: litigation and real estate were discussed.

Public Comments will be taken on Land Development and official action items. General comments will be taken during opportunity for residents to address Council.

President Tarlini announced the continuance of the budget meeting is rescheduled for Tuesday, November 24, 2009 at 6:30 P.M. It will not be televised and will be the last meeting with the Budget Advisory Board.

A special meeting will be November 30, 2009 at 7:00 P.M. to discuss and complete the budget.

VOUCHER LIST & REQUISITIONS AND MINUTES:

Councilwoman Davis called for the motion to approve the outstanding voucher list and requisitions for October 2009. Second by Vice President Pluta.

Roll Call Vote:	Councilman Greer	aye
	Councilman Monahan	aye
	Councilwoman Davis	aye
	Vice President Pluta	aye
	President Tarlini	aye

Motion approved: 5-0

REPORT FROM MANAGING DIRECTOR:

Mr. Bartlett reported the tree lighting will be December 3, 2009.

The Census Bureau has contracted the Senior Center to use as a building for work. They are requesting a waiver of fees. They will have one table with two people working. Councilman Monahan called for the motion to approve the request for waiver of fees for the Census Bureau for use of the Senior Center. Second by Councilman Greer. Poll: all ayes. Motion approved.

Mr. Bartlett said Sergeant Burns and me worked with Delaware Valley Regional along the Levittown Parkway. We did a walking tour with representatives from the Department of Transportation, Penn dot

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and the bicycle coalition. Penn dot did a full report with recommendations. The report will be submitted. More lighting and no left turn in some areas is planned.

Pennvest gave a nine million dollar loan. We need to accept the offer of the loan and move ahead with the project. Vice President Pluta called for the motion to accept the offer for a nine million dollar loan from Pennvest. Second by Councilman Greer. Poll: all ayes. Motion approved.

SUBDIVISION/LAND DEVELOPMENT:

LAND DEVELOPMENT:

1. Robert C. Long Jr., 2019 Bristol Pike, Croydon, PA (Tax Parcel #5-13-100) requesting preliminary and Final Land Development approval in order to construct a mini-warehouse building at the above noted location in a C-Commercial zoned District of Bristol Township. Continued until December 17, 2009.
2. Joseph DiEgidio Sr., P.O. Box 945, Bensalem, PA requesting Final Land Development approval in order to construct an industrial building on the property located at the intersection of Edgely Road & Runway Road, Levittown (Tax Parcel #5-70-41-2) in an M-1 Light Manufacturing zoned District of Bristol Township. Curtis Rittler, of Rittler Engineering gave a presentation there are four acres of woods, two-thirds is wetlands. Preliminary plan approval was received. A seventeen thousand square foot one story building is proposed. The wooded areas are contained. The entire parking lot will not be paved for impervious surface. It will meet code. The letter to Major's associates says waivers are granted under preliminary. F3 is the use intended for the site (warehousing). Outstanding issues are to be submitted for approval. The DCNR wanted some plant life preserved. We are working with them for approval. We will submit to the Conservation Group after. We are in receipt of the water supply approval. Public sewer review is in the process as we speak. Gary smith stated water, sewer, sanitation and sediment control is outstanding. Councilman Monahan called for the motion to approve Joseph DiEgidio Sr., P.O. Box 945, Bensalem, PA requesting Final Land Development approval in order to construct an industrial building on the property located at the intersection of Edgely Road & Runway Road, Levittown (Tax Parcel #5-70-41-2) in an M-1 Light Manufacturing zoned district of Bristol Township. Second by President Tarlini. Poll: all ayes. Motion approved.

SUBDIVISION:

1. Old World Builders Inc., 1005 Sackettsford Road, Ivyland, PA requesting preliminary Subdivision approval for property located at 412 Magnolia Avenue, Croydon (Tax Parcel #5-7-20) in an R-3 Residential Zoned district of Bristol Township.
2. Rohm & Haas Company, 1735 Market Street, Suite A400, Philadelphia, PA. Requesting Preliminary and Final Subdivision approval for the property located at 3100 State Road, Croydon (Tax Parcel 5-56-1) in an M-2 Heavy Manufacturing zoned district of Bristol Township. Mr. Sacco stated the parking must be addressed. The parking plans must be revisited. Jeff Skinner from William Majors gave a presentation this is zoned M2 and would create three parcels. Lot two will be a parking lot and three buildings. Lot three is vacant no development is proposed for lots two and three; they are for sale. Easements are proposed. Councilwoman Davis called for the motion to approve Rohm & Haas Company, 1735 Market Street, Suite A400, Philadelphia, Pa. Request for Preliminary and Final Subdivision approval for the property located at 3100 State

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Road, Croydon (Tax Parcel 5-56-1) in an M-2 Heavy Manufacturing zoned district of Bristol Township with conditions; part of the application letter will include parking and the ability to revisit the new development. Second by Councilman Monahan. Poll: all ayes. Motion approved.

CONDITIONAL USE:

1. Robert Leipziger, P.O. Box 1619, Levittown, Pa. requesting Conditional Use approval in order to operate a vintage, antique, classic exotic car museum and car sales, auto and truck repairs and collision center, offices and sit down restaurant on the property located at Bath Road & Veterans Highway, Bristol (Tax Parcels #5-20-16, 5-20-16.1, 5-20-17, 5-20-18, 5-20-22 & 5-20-23) in a C-Commercial w/TC Town Center Overlay zoned district of Bristol Township. Mr. Sacco stated this motion would approve a separate lot for the restaurant. Mr. Marty, representative said the plan is to use the restaurant part for vintage sales until the restaurant is found. Variances were received from the Zoning Hearing Board. This was used by Weed Chevrolet for the use of sale and repair of cars. The offices are also a part of this. Mr. Sacco stated lot two is not to be used for car sales except for antique vintage. President Tarlini said if that goes well what would make you want the restaurant? Mr. Leipziger said I'm trying to bring a theme restaurant. There is plenty of room. There is not enough inventory to fill the area with that type of vehicle. Vice President Pluta stated I am concerned with the separation between them and the residents. Mr. Marty stated we will leave the fence and put in trees. Vice President Pluta stated I am still concerned. Councilman Monahan called for the motion to continue on the waivers. Second by Councilman Greer. Vice President Pluta stated I want more concern with the community residential area. The barrier should be there for the life of the project. I have concern for the residential side of it. Mr. Leipziger stated we understand what the Township engineer requested on the site. Vice President Pluta stated this is a good project but the history of commercial and residential abutments results in a lot of problems. Mr. Marty stated there will be dense trees, you can't see through them. Mr. Sacco stated November 17, 2009 Pennoni wrote a letter is that a will comply? Mr. Marty responded yes. Councilman Greer called for the motion to approve Robert Leipziger, P.O. Box 1619, Levittown, Pa. requesting Conditional Use approval in order to operate a vintage, antique, classic exotic car museum and car sales, auto and truck repairs and collision center, offices and sit down restaurant on the property located at Bath Road & Veterans Highway, Bristol (Tax Parcels #5-20-16, 5-20-16.1, 5-20-17, 5-20-18, 5-20-22 & 5-20-23) in a C-Commercial w/TC Town Center Overlay zoned district of Bristol Township. Second by Councilman Monahan. Poll: all ayes. Motion approved.

SUBDIVISION/LAND DEVELOPMENT:

1. Robert Leipziger, P.O. Box 1619, Levittown, PA requesting Preliminary and Final Land Development approval in order to operate an auto dealership on the property located on Veterans Highway & Ford Road, Bristol (Tax Parcels #5-20-16, 5-20-16.1 and 5-20-17) in a C-Commercial zoned district of Bristol Township. Mr. Marty, the representative said the proposed subdivision of the site is for lot one to be used as an auto truck repair and vintage museum sales and lot two to be used as a restaurant, show room and offices. The rear of the property is an auto service garage. The restaurant would have to come for land approval. Approval was received by the Planning Commission. Mr. Leipziger hopes to create new jobs. One house exists and already conforms. The Bucks County Conservatory District and DER gave reviews. Bucks County conservatory wanted stormwater at the rear. Mr. Smith agreed to the plan for this verbally. Documentation is to be received. There is a moratorium on sewer. We are not

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pressing to build now because of the economy. We want to sell the remaining house and have the parcels subdivided before the sale. Gary Smith and the Planning Commission reviewed and a couple of waivers were required. Sidewalks and curbing were agreed to a fee in lieu of. The conservatory district is outstanding. There are no objections from the adjoining neighbors and there is a letter signed to show no objections. The recreation community facility will be a fee in lieu of in the amount of \$3,000 that was agreed to. The water and sewer certification and adequacy of tying in will be outstanding due to the moratorium. We will go ahead subject to getting the permits. A waiver was received from the Planning Commission for manmade features. Councilwoman Davis called for the motion to approve Robert Leipziger, P.O. Box 1619, Levittown, PA requesting Preliminary and Final Land Development approval in order to operate an auto dealership on the property located on Veterans Highway & Ford Road, Bristol (Tax Parcels #5-20-16, 5-20-16.1 and 5-20-17) in a C-Commercial zoned district of Bristol Township. Mr. Marty, the representative said the proposed subdivision of the site is for lot one to be used as an auto truck repair and vintage museum sales and lot two to be used as a restaurant, show room and offices. Second by Councilman Monahan. Poll: all ayes. Motion approved.

COUNCIL ITEMS:

- A. Councilman Greer called for the motion to *table* the approval of ordinance 2009-04 amending the Code of the Township of Bristol, the Police Pension, by allocating the responsibility to pay the pension for a member killed while in service to the Commonwealth of Pennsylvania as required by Senate Bill No. 369 and Act 52. Second by Councilwoman Davis. Mr. Sacco stated this is a new act in affect which required the State to pay for that benefit. This will show in the ordinance. We are not responsible, they are.

Roll Call Vote:	Councilman Greer	aye
	Councilman Monahan	aye
	Councilwoman Davis	aye
	Vice President Pluta	aye
	President Tarlini	aye

Motion approved: 5-0

- B. Councilwoman Davis called for the motion to approve request for payment for 2009 Milling and Paving Project in the amount of \$166,533.42 as requested by James D. Morrissey, Inc. Second by Vice President Pluta.

Roll Call Vote:	Councilman Greer	aye
	Councilman Monahan	aye
	Councilwoman Davis	aye
	Vice President Pluta	aye
	President Tarlini	aye

Motion approved: 5-0

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- C. Councilman Monahan called for the motion to approve the extension of the Senior Center Lease to the year 2052 in order to secure State grant funding. Second by President Tarlini. Mr. Bartlett stated this is an opportunity to receive grants. The Federal Government is aware baby boomers will populate the senior center. It will give more options and menus at the locations. They want to make sure the facility will be there long term.

Roll Call Vote:	Councilman Greer	aye
	Councilman Monahan	aye
	Councilwoman Davis	aye
	Vice President Pluta	aye
	President Tarlini	aye

Motion approved: 5-0

REPORT FROM PUBLIC WORKS DIRECTOR:

Mr. Lawson stated the tree trimming program will be starting for the next couple of weeks. Residents can take the firewood.

The Croydon walking path went well. The final work will be done tomorrow.

We will move onto other fall clean ups. Don't put leaves in the curb area.

REPORT FROM CHIEF OF POLICE:

Chief McAndrew reported quotes were received to put a cover over the filling station. The amounts were \$4,300 and \$6,000. We should receive one more quote.

REPORT FROM DIRECTOR OF BUILDING, PLANNING & ZONING:

Mr. Kucher reported the department of health is handling rodents and skunk problems.

REPORT FROM SOLICITOR:

Mr. Sacco reported the CVS decision was appealed. It will go to Commonwealth Court.

OTHER:

Councilman Monahan Councilwoman Davis stated I received a text message from the Orangewood Crossing guard near the Violetwood Shopping Center. Chief McAndrew said I will send an officer tomorrow.

President Tarlini said video on demand is now available on BRISTOLTOWNSHP.PEG.TV. You can look at the meetings live as well as view previous meetings.

PUBLIC COMMENT:

1. Wayne Turner-said BARC has no holes in the fence as said at the Budget meeting. Mr. Lawson said there is concern with State Road, what if a ball rolled out and a child followed into the road. Mr. Turner said it is too far. There are rips that could be fixed. Can we bring a camera to the non-televised meeting? Mr. Sacco responded no. President Tarlini stated normally it is televised but this is an exception. Mr. Turner stated big rocks were left at the train station near construction. President Tarlini said Gary Smith will mention that to the contractor. Mr. Turner said some election signs are still out. Mr. Bartlett stated you could contact the candidate if they are interested they could collect the signs. Mr. Turner said no one in Croydon but Bob Lewis received the Government Study information. Mr. Bartlett stated I will forward to Ann Titus at Representative Melio's office on that. The Government Study ordered based on the residents who received the newsletter.
2. West Retzler-asked do we have an ITT guy in the budget? President Tarlini responded yes. Mr. Retzler asked why can't Mr. Turner tape the meeting? President Tarlini responded it is against policy.
3. Bo Pustiak- did not speak.
4. Don Primovers-spoke of a problem with a fraud complaint. Chief McAndrew said he will review the matter with Mr. Primovers on Monday.

ADJOURNMENT:

Councilman Greer called for the motion to adjourn. Second by Councilman Monahan. Poll: all ayes. Motion approved. The meeting adjourned at 9:30 P.M.

Respectfully submitted
Denise Gorry
Secretary

/dg

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MOTIONS APPROVED:

1. Approve the outstanding voucher list and requisitions for October 2009.
2. Accept the offer for a nine million dollar loan from Pennvest.
3. Approve the request for waiver of fees for the Census Bureau for use of the Senior Center.
4. Approve Joseph DiEgidio Sr., P.O. Box 945, Bensalem, PA requesting Final Land Development approval in order to construct an industrial building on the property located at the intersection of Edgely Road & Runway Road; Levittown (Tax Parcel #5-70-41-2) in an M-1 Light Manufacturing zoned District of Bristol Township.
5. Approve Rohm & Haas Company, 1735 Market Street, Suite A400, Philadelphia, Pa. Request for Preliminary and Final Subdivision approval for the property located at 3100 State Road, Croydon (Tax Parcel 5-56-1) in an M-2 Heavy Manufacturing zoned district of Bristol Township with conditions; part of the application letter will include parking and the ability to revisit the new development.
6. continue on the waivers for the conditional use approval in order to operate a vintage antique classic exotic car museum and car sales, auto and truck repairs and collision center, offices and sit down restaurant on the property located at Bath Road & Veterans Highway, Bristol (Tax Parcels #5-20-16, 5-20-16.1, 5-20-17, 5-20-18, 5-20-22 & 5-20-23) in a C-Commercial w/TC Town Center Overlay zoned district of Bristol Township.
7. Approve Robert Leipziger, P.O. Box 1619, Levittown, Pa. requesting Conditional Use approval in order to operate a vintage, antique, classic exotic car museum and car sales, auto and truck repairs and collision center, offices and sit down restaurant on the property located at Bath Road & Veterans Highway, Bristol (Tax Parcels #5-20-16, 5-20-16.1, 5-20-17, 5-20-18, 5-20-22 & 5-20-23) in a C-Commercial w/TC Town Center Overlay zoned district of Bristol Township.
8. approve Robert Leipziger, P.O. Box 1619, Levittown, PA requesting Preliminary and Final Land Development approval in order to operate an auto dealership on the property located on Veterans Highway & Ford Road, Bristol (Tax Parcels #5-20-16, 5-20-16.1 and 5-20-17) in a C-Commercial zoned district of Bristol Township.
9. Approve request for payment for 2009 Milling and Paving Project in the amount of \$166,533.42 as requested by James D. Morrissey, Inc.
10. Approve the extension of Senior Center Lease to the year 2052 in order to secure State grant funding.

MOTIONS TABLED:

1. Approval of ordinance 2009-04 amending the Code of the Township of Bristol, the Police Pension, by allocating the responsibility to pay the pension for a member killed while in service to the Commonwealth of Pennsylvania as required by Senate Bill No. 369 and Act 52.

11/19/09

	NAME	STREET ADDRESS	AGENDA (X)	OTHER (X)
1	WAYNE TURNER	CROYDON PA		X
2				
3				
4	WEST LEWIS	WEST BRISTOL		
5				X
6				
7				
8				
9	BO PUSTIAK			
10				
11	DON PRIMPULERS	LEWISTOWN		X
12				
13				
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22				
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24				
25				

9:PM
Jason
Loren
explained
Fence

9:07

Pass

9:18