

BRISTOL TOWNSHIP

2501 Bath Road
Bristol, PA 19007

August 19, 2021

COUNCIL MEETING

President Bowen called the meeting to order at 7:20PM.

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

Also Present: Scott Holbert of Flager & Associates, Adam Flager of Flager & Associates, Kurt Schroeder, Township Engineer, Samantha Brinker of Gilmore & Associates, Randee J. Elton, Township Manager, and Jill Maier, Township Secretary.

Scott Holbert of Flager & Associates announced that personnel, litigation, and real estate issues were discussed in Executive Session prior to the meeting.

President Bowen announced that 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.

PUBLIC PRESENTATIONS

A. Presentation on Blighted Property Recommendations.

Robert McTague, Building and Planning Supervisor, presented and recommended the properties to Council for Blight. These properties have been presented to the Vacant Property Review Committee and Planning Commission.

CONSENT AGENDA

- A. Consider approval of voucher list and requisitions dated August 19, 2021 in the amount of \$3,379,852.30.
- B. Consider approval of July 15, 2021 Council Meeting minutes.
- C. A Resolution Authorizing the Submission of a Multimodal Transportation Fund Grant in the amount of \$975,000 for the Randall Avenue Bridge Improvements.
- D. A Resolution Declaring 173 Magnolia Drive, Levittown TMP #5-49-47 as Blighted in Accordance with the Urban Redevelopment Law.
- E. A Resolution Declaring 284 Dogwood Drive, Levittown TMP #5-42-272 as Blighted in

- Accordance with the Urban Redevelopment Law.
- F. A Resolution Declaring 11 Sweetbriar Road, Levittown TMP #5-72-363 as Blighted in Accordance with the Urban Redevelopment Law.
 - G. A Resolution Declaring 9 Greenbrier Road, Levittown TMP #5-37-448 as Blighted in Accordance with the Urban Redevelopment Law.
 - H. A Resolution Declaring 914 Bellevue Ave., Croydon TMP #5-54-144 as Blighted in Accordance with the Urban Redevelopment Law.
 - I. A Resolution Declaring 601 Girard Ave., Croydon TMP #5-54-007 as Blighted in Accordance with the Urban Redevelopment Law.
 - J. A Resolution Declaring 200 Logan Ave., Croydon TMP #5-13-310 as Blighted in Accordance with the Urban Redevelopment Law.
 - K. A Resolution for an Official Sewage Facilities Planning Module for 3704 Elmhurst Avenue.
 - L. A Resolution for Official Sewage Planning Module Revision for 817 Fifth Avenue.

Mrs. Wagner made a motion and seconded by Mr. Glasson to Approve all items on the Consent Agenda. Motion carried by a vote of 7-0.

REPORT FROM TOWNSHIP MANAGER

Ms. Elton spoke of the July 12th flooding the residents and Township endured in West Bristol, Croydon and parts of Levittown. The Township Engineer has been directed to review the areas for possible stormwater improvements. The areas near the JFK park, GA will be reviewing pipe size increase on a drainage easement behind the homes on Snowden Avenue and clearing wetlands area behind the park on Western Avenue, as well as redirect the swale behind the park towards the wetlands area versus the undersized pipe behind Snowden Avenue. Additional areas near Browns Lane will be cleared to assist Croydon Acres. Public Works continues to clear inlets throughout the Township. The Township continues to televise sanitary sewer lines for the purposes of cleaning and distinguish the needs for inflow and infiltration remediation. The Township has slip lined over 11,000 linear feet of sanitary sewer lines in the Croydon treatment plant service area. Additional lining is scheduled, and additional televising is scheduled for 90,000 linear feet. We also have requested a quote for storm sewer televising throughout the Township.

NEW BUSINESS

- A. Application of Edgar Esayan, 64 Cypress Ave., Richboro PA requesting Waiver of Land Development approval for the property located at 1000 Washington Ave., Croydon (Tax Parcel #5-11-532-006) in order to construct a bread baking wholesale bakery at the above noted location in an M-1 Light Manufacturing zoned district: Consideration to take Appropriate Action.

The applicant is proposing to convert part of interior of the existing building into a wholesale bread baking factory. The existing building is being serviced by public water and sewer. There are proposed modifications to the existing public sewer facilities. There are no outside improvements; therefore, no stormwater management facilities are 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. If the applicant cannot meet the requirements in the SALDO, then waivers may be requested from the specific ordinance requirements. The Bristol Township Council should evaluate each waiver on its own merit. The applicant should prepare a waiver request list, in writing, which states the section(s) of the ordinance, and the reason for the needed relief.

Mrs. Wagner made a motion and seconded by Mr. Antonello to Approve Waiver of Land Development to construct a baking wholesale bakery at property located at 1000 Washington Ave. Motion carried by a vote of 7-0.

- B. Application of Greek Bristol Properties LLC, 33 Cotters Lane, East Brunswick NJ requesting Preliminary and Final Subdivision approval for property located at 42 Runway Road, Bristol (Tax Parcel #5-41-241) in a P-I Planned Industrial zoned district: Consideration to take Appropriate Action.

The applicant proposes to subdivide the existing building into three (3) units, Suites A, B, & C. Existing Suite A will consist of 178,160 square feet, proposed suite B will consist of 65,460 square feet and proposed Suite C will consist of 56,380 square feet. Each suite is considered a Wholesale Business, Wholesale Storage & Warehousing which is permitted by right within the P-I- planned Industrial zoning district. The existing building is serviced by public water and sewer.

Vice-President Murphy made a motion and seconded by Mrs. Wagner to Approve Preliminary & Final Subdivision for 42 Runway Rd. Motion carried by a vote of 7-0.

- C. Application of Lower Bucks Home Builders LLC, 20 Markham Ct., Langhorne PA requesting Preliminary & Final Subdivision approval for the property located at 1942 Ford Rd., Bristol (Tax Parcel #5-19-30) in order to subdivide the property into two lots in an R-3 Residential zoned district: Consideration to take Appropriate Action.

The plan proposes to subdivide the property into two (2) lots; lot 1 will be the existing house and consist of 7,575 square feet and lot 2 will be the ne lot consisting of 6,650 square feet. Lot 2 propose the construction of a single- family detached dwelling, patio walkway and a driveway, which are permitted by-right within the R-3 Residential Zoning District. The proposed dwelling will be services by public water and sewer. The applicant is also proposing to control stormwater runoff by installing an infiltration bed on Lot 2. The plans also include the removal of a portion of asphalt driveway and shed from the adjacent parcel that encroaches onto lot 2.

Mr. Antonello made a motion and seconded by Mr. Glasson to Approve Preliminary & Final Subdivision for property located at 1942 Ford Rd. Motion carried by a vote of 7-0.

- D. Application of JMNM LLC, c/o Joe Kontz, 135 S. Marmic Drive, Holland PA requesting Preliminary & Final Subdivision approval for the property located 3704 Elmhurst Ave., Bristol PA (Tax Parcel #5-59-104) in order to subdivide the property into five lots in an R-2 Residential zoned district: Consideration to take Appropriate Action.

The plan proposes to subdivide the property into five (5) lots. The existing multi-family dwelling will remain on Lot #2 and additional parking is proposed at the rear of the building. The remaining four (4) lots will contain a single -family dwelling and driveway, which is permitted by right within the R-2-Residential Zoning District. The proposed dwellings will be serviced by public water and sewer. An infiltration basin is proposed at the rear of the properties on lot 2 to control stormwater runoff.

Mr. Antonello made a motion and seconded by Mrs. Wagner to Approve Preliminary & Final Subdivision for property located at 3704 Elmhurst Ave. Motion carried by a vote of 7-0.

- E. Application of BCCI Levittown LLC, 4121 Oregon Pike, Brownstown PA requesting Change in Zoning from C-Commercial to M-2 Heavy Manufacturing for the property located at 6201 Bristol Pike, Levittown PA (Tax Parcel #5-73-116).

Vice-President Murphy made a motion and seconded by Mrs. Wagner to Approve the Ordinance to change the Zoning from C-Commercial to M-2 Heavy Manufacturing for the property located 6201 Bristol Pike, Levittown, PA (Tax Parcel #5-73-116).

- F. BCCI Levittown, LLC 4121 Oregon Pike, Brownstown PA requesting Sketch Plan Review for the property located at 6201 Bristol Pike, Levittown PA (Tax Parcel #5-73-116) in order to remove the existing building and renovate the existing parking lot in order to construct a one-story distribution facility in a C-commercial zoned district: Consideration to take appropriate Action.
- G. Contract for Architectural and Engineering Services for Community Center Renovations and Additions: Consideration to take Appropriate Action.

Contract awarded to Heckendorn Shiles Architects for Architectural and Engineering Services for Community Center Renovations and Additions in the amount of \$178,600.

Mr. Antonello made a motion and seconded by Mrs. Wagner to award Contract to Heckendorn Shiels for Architectural and Engineering Services. Motion carried by a vote of 7-0.

OPPORTUNITY FOR RESIDENTS TO ADDRESS COUNCIL

No Public Comments.

The meeting was adjourned at 8:27pm.

Respectfully Submitted,
Jill Maier
Township Secretary

Recap of August 19, 2021 Council Meeting

1. Presentation of Blighted Property Recommendations.
2. Consider approval of voucher list and requisitions dated August 19, 2021, in the amount of \$3,379,852.30.
3. Approved Resolution (2021-36) Authorizing the Submission of a Multimodal Transportation Fund Grant in the amount of \$975,000 for the Randall Avenue Bridge Improvements.
4. Approved Resolution (2021-37) Declaring 173 Magnolia Drive, Levittown TMP #5-49-47 as Blighted in Accordance with the Urban Redevelopment Law.
5. Approved Resolution (2021-38) Declaring 284 Dogwood Drive, Levittown TMP #5-42-272 as Blighted in Accordance with the Urban Redevelopment Law.
6. Approved Resolution (2021-39) Declaring 11 Sweetbriar Road, Levittown TMP #5-72-363 as Blighted in Accordance with the Urban Redevelopment Law.
7. Approved Resolution (2021-40) Declaring 9 Greenbrier Road, Levittown TMP #5-37-448 as Blighted in Accordance with the Urban Redevelopment Law.
8. Approved Resolution (2021-41) Declaring 914 Bellevue Ave., Croydon TMP #5-54-144 as Blighted in Accordance with the Urban Redevelopment Law.
9. Approved Resolution (2021-42) Declaring 601 Girard Ave., Croydon TMP #5-54-007 as Blighted in Accordance with the Urban Redevelopment Law.
10. Approved Resolution (2021-43) Declaring 200 Logan Ave., Croydon TMP #5-13-310 as Blighted in Accordance with the Urban Redevelopment Law.
11. Approved Resolution (2021-44) for an Official Sewage Facilities Planning Module for 3704 Elmhurst Avenue.
12. Approved Resolution (2021-45) for Official Sewage Planning Module Revision for 817 Fifth Avenue.
13. Approved Consent Agenda.
14. Approved Resolution (2021-46) for Waiver of Land Development to construct a bread baking wholesale bakery for property located at 1000 Washington Ave.
15. Approved Resolution (2021-47) Preliminary & Final Subdivision for property located at 42 Runway Road.

16. Approved Resolution (2021-48) Preliminary & Final Subdivision to subdivide the property into five lots for property located at 1942 Ford Road.
17. Approved Resolution (2021-49) Preliminary & Final Subdivision to subdivide the property located at 3704 Elmhurst Ave.
18. Approved Change in Zoning from C-Commercial to M-2 Heavy Manufacturing for the property located at 6201 Bristol Pike.
19. Awarded Contract for Architectural and Engineering Services to Heckendorn Shiles Architects for Community Center Renovations and Additions in the amount of \$178,600.