

**MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC MEETING
November 18, 2019**

PRESENT

THOMAS TOSTI, CHAIRPERSON	}	
MICHAEL KSIAZEK, VICE CHAIRPERSON	}	
AMY STROUSE, SECRETARY	}	BOARD OF SUPERVISORS
DOUG DOWNING	}	
H. GEORGE LEONHAUSER	}	
STEPHANIE TEOLI KUHL, TOWNSHIP MANAGER		
JAMES ESPOSITO, ESQ., TOWNSHIP SOLICITOR		
ISAAC KESSLER, P.E., TOWNSHIP ENGINEER		

1. Call to Order, Pledge of Allegiance, and Roll Call.

Mr. Tosti called the meeting to order at 7:00 p.m. After the Pledge of Allegiance, Ms. Strouse called roll. All Supervisors were in attendance along with Stephanie Teoli Kuhls, Township Manager, James Esposito, Township Solicitor, Isaac Kessler, Township Engineer, several Directors and interested citizens.

2. Announcements and Special Items.

- a. Next Board of Supervisors Meeting Monday, December 2, 2019 @7:00 p.m.
- b. Upcoming Events: Holiday Open House Thursday, December 12, 2019 6-8 p.m.
- c. Swearing in of Officer Robert Osinski

Mr. Tosti announced that the Township received a rating of "Aaa" from Moody's.

3. Public Comment. **Non-Agenda Items only.** (Maximum 30 minutes)

Maryanne O'Connor of Langhorne expressed concerns about the Keystone Collection Group, and Ms. Teoli Kuhls stated that she would relay her message to the Bucks County Tax Collection Committee.

Bill Appleton of Forsythia Gate and the Financial Advisory Committee congratulated the Township on the "Aaa" bond rating and also thanked Mr. Leonhauser for his service on the Board.

Mark Cipriano of Pickering Bend asked for an update on the Quiet Zone project at Woodbourne Station. Mr. Kessler explained that the plans are being reviewed by state and federal agencies and that construction is expected in early 2020.

4. Consent Agenda Items.

- a. Consideration of authorizing payment of November 18, 2019 Bills List in the amount of \$1,160,302.12.
- b. Consideration of approving the October 7, 2019 Minutes of the Public Meeting of the Middletown Township Board of Supervisors and the October 14, 2019 and October 28, 2019 Budget Workshop Minutes.
- c. Consideration of approving the Final Site Improvement Escrow Release for Access Woods-Tall Tree Lane Development in the amount of \$41,569.07.
- d. Consideration of enacting Resolution #19-38R accepting dedication of Tall Tree Lane.
- e. Consideration of approving the release of the Letter of Credit for DC IV, Inc. in the amount of \$88,195.03.
- f. Consideration of approving Payment #2 in the amount of \$3,430.00 to James D. Morrissey, Inc. for Streambank Restoration Project.
- g. Consideration of enacting Resolution #19-37R Circuit Trails – 500 Miles in the Greater Philadelphia Region by 2025.
- h. Consideration of enacting Resolution #19-39R in support of HB 1082 OSHA coverage.

ACTION: MR. KSIAZEK MOVED TO APPROVE THE CONSENT AGENDA ITEMS AS READ, SECONDED BY MS. STROUSE. MOTION CARRIED BY A VOTE OF 5-0.

6. Consideration of approving, Ordinance #19-08, Bond Parameters Ordinance.

Chris Bamber of Public Financial Management explained that the Parameters Ordinance will set conditions that need to be met for the Township to refinance its debt, and that the process will move forward when conditions are met. The Ordinance will allow the Township to refinance its 2012 and 2014 debt while borrowing up to an additional \$3 million for capital projects without increasing its debt service payments.

Bucky Clausser, Bond Counsel from Curtin and Heefner, offered specific details of the proposed Parameters Ordinance.

Mr. Downing asked what the savings would be if the Township refinanced with no additional borrowing, and Mr. Bamber stated it would be 1 percent.

ACTION: MR. KSIAZEK MOVED TO ENACT ORDINANCE #19-08, SECONDED BY MS. STROUSE. MOTION CARRIED BY A VOTE OF 4-1 WITH MR. DOWNING OPPOSED.

7. Stone Farm Preliminary Subdivision and Land Development Plan, Fulling Mill Road, Langhorne, PA, TMP #22-005-007, S/LD #15-8.

Rob Gundlach, attorney, presented on behalf of the applicant. He noted that the first plan submission was in September of 2016, and the most recent was in September 2019. He introduced Eric Clase, P.E., of Gilmore and Associates.

Mr. Clase provided an overview of the project, explaining that it includes 121 houses across 160 acres as well as 5.5 acres of open space.

Mr. Gundlach noted that the applicant will comply with all comments in the letter from former Township Engineer Tri States with the following exceptions: no improvements will be made to Tollgate Road, the road width will not be increased, and no connection to Summit Trace is in the plan.

Mr. Gundlach explained that the applicant will comply with all comments of the Traffic Engineer letter from Traffic Planning and Design with the following exceptions: access no connection to 413 due to PennDOT jurisdiction, no traffic signal or pedestrian crossing on Route 413, no thermal detection for the proposed crossing, and no improvements on the George School side of Route 413.

Larry Young of Tri-State Engineers asked for an update of the Zoning appeal regarding the floodplain, and Mr. Gundlach noted that no date has been set.

Mr. Young expressed concerns about the piecemeal approach and that the current land development plans have not been updated. He stated that a full design should be presented when asking the Board for preliminary approval rather than separate schematics.

Peter M. of Silver Lake asked for confirmation that no traffic signal was planned and expressed concerns about the traffic impact.

John Denny of Sturbridge expressed concerns about the traffic impact as well as the two students who were recently hit in a crosswalk.

Mr. Gundlach responded that the proposal includes all traffic improvements required by Township ordinance and they will contribute the required traffic impact fee to the Township.

Ann Pulis of Green Valley expressed concern about losing farmland.

Jeff McKay of Parkland spoke on behalf of the Sisters of Poor Clares to relay their safety concerns regarding the proposal.

ACTION: MR. TOSTI MOVED TO DENY PRELIMINARY MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN FOR METROPOLITAN DEVELOPMENT GROUP, 1707 LANGORNE-NEWTOWN ROAD, S/LD 15-08 FOR THE FOLLOWING REASONS:

1. THE APPLICANT HAS SUBMITTED TOO MANY ALTERNATE PLANS IN CIRCULATION THAT SHOW CONFLICTING DESIGNS AND HAS FAILED TO SUBMIT A FULL SET OF REVISED LAND DEVELOPMENT PLANS WITH THE REVISIONS DISCUSSED AT THE PRIOR PLANNING COMMISSION MEETINGS IN ACCORDIANCE WITH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE;
2. THE FAILURE OF THE APPLICANT TO SUBMIT REVISED PLANS TO THE MIDDLETOWN PLANNING COMMISSION AND FAILING TO OBTAIN ANY RECOMMENDATAION FORM THE PLANNING COMMISSION
3. THE FAILURE OF THE APPLICANT TO SUBMIT A REVISED STORMWATER MANAGEMENT REPORT TO REFLECT THE WIDER ROADS IN ACCORDINANCE WITH TOWNSHIP ORDINANCE
4. THE FAILURE OF THE APPLICANT TO COMPLY WITH THE TOWNSHIP ORDINANCES AS MORE PARTICULARLY NOTED IN THE COMMENTS IN THE LETTER TO MR. PATRICK DUFFY, P.E., FROM LARRY P. YOUNG, P.E., OF TRI-STATE ENGINEERS AND LAND SURVEYORS, INC., DATED OCTOBER 28, 2019 REGARDING PRELIMINARY PLAN APPROVAL SET FORTH AT PARAGRAPHS 1 THOUGH 31 OF THE LETTER
5. THE FAILURE OF THE APPLICANT TO PROVIDE AN UPDATED FULL TRAFFIC IMPACT STUDY SHOWING NO TRAFFIC SIGNAL AT THE PROPOSED ENTRANCE TO THE DEVELOPMENT FROM ROUTE 413 IN ACCORDINANCE WITH TOWNSHIP ORDINANCE
6. THE FAILURE OF THE APPLICANT TO COMPLY WITH THE COMMENTS SET FORTH IN THE LETTER FROM THE MIDDLETOWN TOWNSHIP TRAFFIC ENGINEER, PHILIP WURSTA, P.E., OF TRAFFIC PLANNING AND DESIGN, INC., DATED OCTOBER 28, 2019.

MOTION SECONDED BY MS. STROUSE. MOTION CARRIED BY A VOTE OF 5-0.

8. Consideration of approving the Periwinkle Avenue Emergency Pipe Repair.

Mr. Kessler explained the sinking caused by deteriorating pipes and his proposals for the work to be completed.

ACTION: MR. TOSTI MOVED TO APPROV THE PERIWINKLE AVENUE EMERGENCY PIPE REPAIR, SECONDED BY MR. KSIAZEK. MOTION CARRIED BY A VOTE OF 5-0.

9. 2020 Budget Presentation.

- a. Consideration of authorizing advertisement of the Proposed 2020 Budget for public inspection.

Ms. Teoli Kuhls presented the 2020 Proposed Budget. She noted the schedule for development and approval, an overview of the projected revenues and

expenditures for 2020, and highlights from each fund. Some of the main points are as follows

- Proposed \$34,986,715 in operating expenditures and \$6,607,060 in capital expenditures
- No proposed increase in taxes
- The Township received both the Distinguished Budget Award and Certificate of Achievement for Excellence in Finance Reporting from the Government Finance Officers Association; and the Township received a bond rating of "Aaa" from Moody's
- All funds have a healthy fund balance
- Key factors in development of the budget, including actively seeking grant revenue, long-term capital planning, investment in infrastructure, evolving role in fire response, and the new trash contract
- An explanation of General Fund revenue sources and expenditures

Mr. Leonhauser reflected on the decision to implement the Earned Income Tax in 2013 and its role in the Township's current financial status.

ACTION: MR. TOSTI MOVED TO AUTHORIZE ADVERTISEMENT OF THE PORPOSED 2020 BUDGET, SECONDED BY Mr. KSIAZEK. MOTION CARRIED BY A VOTE OF 5-0.

10. Other Business.

Mr. Esposito noted that the Board met in an executive session to discuss matters of personnel and litigation.

Mr. Kessler highlighted the upcoming event for the Comprehensive Plan.

Mr. Tosti wished the community a happy Thanksgiving, and he thanked Captain Pete Feeney for running the Gun Safety and Active Shooter trainings.

11. Other public comment. (Only applicable if initial Public Comment period exceeds the 30-minute time limit.)

12. Adjournment.

MR. TOSTI MOVED TO ADJOURN THE MEETING, SECONDED BY MR. KSIAZEK. MOTION CARRIED BY A VOTE OF 5-0. MEETING ADJOURNED AT 8:35.