

MIDDLETOWN TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC MEETING
February 3, 2020

PRESENT

MICHAEL KSIAZEK, CHAIRPERSON }
AMY STROUSE, VICE CHAIRPERSON }
TOM TOSTI, SECRETARY } BOARD OF SUPERVISORS
ANNA PAYNE }
DAWN QUIRPLE }
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. Ksiazek called the meeting to order at 7:05 p.m. After the Pledge of Allegiance, Mr. Tosti called the roll. All Supervisors were in attendance along with Township Manager Stephanie Teoli Kuhls, Solicitor James Esposito, Engineer Isaac Kessler, department directors and interested citizens.

2. Announcements and Special Items.

- a. Next Board of Supervisors Meeting - Tuesday, February 18, 2020 @7:00 p.m.
- b. Bob Harvie, Bucks County Commissioner

Newly elected Bucks County Commissioner, Bob Harvie spoke to the Board about the new County voting process and the importance of the upcoming 2020 Census.

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

Sheldon Post, Red Rose Gate, Levittown thanked Nick Valla for the great job of the neighborhood signs and acknowledged the fact that Mr. Valla responds quickly and provides detail to his emails/phone calls. He is looking forward to Phase II of the neighborhood signs project. Mr. Post also thanked Eric Gartenmayer and his staff for the work they do. He pointed out that street signs are needed at the cross street of Juniper Drive and Frosty Hollow near the end of Oxford Valley Road. Also spoke about broken concrete and destroyed new fencing at the Snowball side of Forsythia Crossing which was caused by an auto accident.

4. **Consent Agenda Items.**

- a. Consideration of authorizing payment of February 3, 2020 Bill List in the amount of \$504,981.17
- b. Consideration of approving the January 21, 2020 Minutes of the Public Meeting of the Middletown Township Board of Supervisors.

- c. Consideration of enacting Resolution #20-03R Penndel Act 537 Plan.
- d. Consideration of enacting Resolution #20-04R authorizing Township Manager and Finance Director to sign as trustee and custodian for Comerica Bank

ACTION: MR. TOSTI MOVED TO APPROVE CONSENT AGENDA ITEMS A THRU D AS LISTED ABOVE. MS. QUIRPLE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

5. Presentation by Robin Robinson of the Bucks County Recorder of Deeds Office

Robin Robinson, Bucks County Recorder of Deeds made a presentation explaining the process of saving history by restoring old deed books. She explained that there are 700 old deed books in the County and the cost to restore one book is between \$4,000 and \$5,000.

Mr. Ksiazek asked what other townships have donated to the Adopt a Book Program. Ms. Robinson stated that Falls, Warwick, Warrington, Doylestown Borough, Haycock Township have made donations.

ACTION: MR. KSIAZEK MOVED TO MAKE A DONATION IN THE AMOUNT OF \$500 TO THE BUCKS COUNTY ADOPT-A-BOOK PROGRAM. MS. STROUSE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

6. Consideration of enacting RDA Grant Acceptance Resolutions

- #20-05R - Purchase of Police Department Vehicles
- #20-06R - Purchase of Department of Public Works Vehicles
- #20-07R - Purchase of Penndel-Middletown Emergency Squad Heart Monitors
- #20-08R - Purchase of Langhorne-Middletown Fire Company SCBA Equipment

ACTION: MS. STROUSE MOVED TO ENACT RDA GRANT ACCEPTANCE RESOLUTIONS #20-05R THRU #20-08R AS LISTED ABOVE. MS. QUIRPLE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

7. Consideration of approving the Preliminary/Final Land Development Plan for SAFStor Real Estate Co., LLC for a proposed redevelopment of 1723 S. Woodbourne Road, Levittown, PA, TMP #22-055-224-001, S/LD #19-5 in the Professional (P) Zoning District

Cornelius Brown, Bohler Engineering represented Jim Bob Williams, the applicant who was also in attendance. Mr. Brown advised that this is a 5.4 acre site located at 1723 S. Woodbourne Road in the P Professional Zoning District. The applicant proposes to demolish the existing building and associated site, and to construct a self-storage facility.

The proposed facility will be within the footprint of the existing developed portion of the site, and slightly decrease the total impervious coverage. The rear of the property will remain wetlands and vegetated buffers will be reestablished. The proposed project will also include site grading, parking, utilities, landscaping, and stormwater management.

Mr. Tosti commented that he is looking forward to this coming to the Township.

ACTION: MS. STROUSE MOVED TO GRANT PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL FOR SAFSTOR REAL ESTATE CO., LLC, FOR A PROPOSED REDEVELOPMENT OF 1723 S. WOODBOURNE ROAD, TMP #22-055-224-001, S/LD #19-5, WITH THE FOLLOWING CONDITIONS:

1. Applicant shall comply in full with all requirements of the Middletown Township Subdivision and Land Development Ordinance and the Middletown Township Zoning Ordinance, unless relief was granted by the body having jurisdiction.
2. Any remaining comments in the Township Engineer's Review Letter shall be addressed and a revised plan shall be submitted.
3. The property owner will add or reestablish the 50-foot tree buffer in the rear of the property.
4. The self-storage business will have 10:00 p.m. as its closing time.
5. No exterior storage will be permitted.
6. Proper notification to the Township shall be completed prior to any work done at the site, including demolition.

SECONDED BY MR. TOSTI. MOTION CARRIED BY A VOTE OF 5-0.

8. Consideration of enacting Ordinance #20-01 authorizing No Parking on West Gillam Avenue. (Duly advertised in the *Bucks County Courier Times* on January 27, 2020; proof of publication has been received.)

Mr. Sadowsky advised that the proposed ordinance will prohibit parking within 459.5 feet of the stop sign of Old Lincoln Highway. This distance runs from the proposed driveway of the new business to the end of the road.

ACTION: MR. KSIAZEK MOVED TO ENACT ORDINANCE #20-01 CREATING A 459.5 FOOT NO PARKING ZONE ON WEST GILLAM AVENUE AT THE INTERSECTION OF OLD LINCOLN HIGHWAY. MS. STROUSE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

9. Consideration of authorizing advertisement of an ordinance establishing No Parking on Ravine Street

Mr. Sadowsky explained that residents attended the October 2, 2019 Citizens' Traffic Commission (CTC) meeting expressing concerns about a vehicle that parks on East Ravine Street. The main complaint was that visibility and the turning radius can be cut down when a vehicle is parked too close to the intersection. The CTC directed the traffic engineers of Traffic Planning and Design to study the intersection and present a solution at the next meeting.

Traffic Planning and Design presented their plan to the CTC and representatives of the Police Department on January 27, 2020. It was the consensus of all in attendance to recommend a no parking zone stretching 102 feet from the stop bar at Old Lincoln Highway to East Ravine Street.

ACTION: MR. TOSTI MOVED TO AUTHORIZE ADVERTISEMENT OF AN ORDINANCE TO CREATE A NO PARKING ZONE ON EAST RAVINE STREET WITHIN 102 FEET OF THE STOP BAR AT OLD LINCOLN HIGHWAY. MS. PAYNE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

10. Consideration of authorizing Advertisement of Ordinance establishing a Stop Sign at the intersection of Four Leaf Road and Forsythia Drive East

Mr. Sadowsky advised that a resident expressed concern about the intersection of Four Leaf Road and Forsythia Drive East. The main concerns were speed and visibility at the high vehicle and pedestrian traffic intersection. It was also noted that this is the only intersection on the drive without a stop sign.

ACTION: MS. STROUSE MOVED TO AUTHORIZE ADVERTISEMENT OF AN ORDINANCE CREATING A ONE-WAY STOP ON FOUR LEAF ROAD AT THE INTERSECTION OF FORSYTHIA DRIVE EAST. MS. PAYNE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

11. Consideration of authorizing the purchase of six (6) vehicles for the Police Department and outfitting one (1) currently unmarked vehicles to a marked patrol unit

Chief Bartorilla thanked the RDA for the grants stating the funds will help the Police Department fleet tremendously.

ACTION: MR. KSIAZEK MOVED TO AUTHORIZE THE PURCHASE OF THREE (3) 2020 EXPLORERS AND TWO (2) 2020 DURANGOS TO BE FULLY OUTFITTED AS A MARKED PATROL UNIT, OUTFIT A CURRENTLY UNMARKED 2019 DURANGO TO BE A PATROL VEHICLE, AND ONE (1) TRANSIT CARGO VAN TO BE MARKED AND FULLY EQUIPPED AS AN ANIMAL CONTROL OFFICER (ACO) VEHICLE. MS. PAYNE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

12. Consideration of authorizing the purchase of TASER upgrade for the Police Department.

ACTION: MS. STROUSE MOVED TO AUTHORIZE THE PURCHASE OF THIRTY (30) TASERS AND ASSOCIATED GEAR AND COMPLETE THIS CAPITAL PROJECT REGARDING THE TASER UPGRADE. MR. KSIAZEK SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

13. Consideration of authorizing the purchase of Network Switches and desktop computers

ACTION: MR. KSIAZEK MOVED TO AUTHORIZE THE PURCHASE OF NETWORK SWITCHES AND DESKTOP COMPUTERS FROM GOVCONNECTION IN THE AMOUNT OF \$51,596.08. MS. PAYNE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

14. Consideration of appointing Michael J. Jones to the Financial Advisory Committee for a term expiring December 31, 2020.

ACTION: MS. STROUSE MOVED TO APPOINT MICHAEL J. JONES TO THE FINANCIAL ADVISORY COMMITTEE FOR A TERM EXPIRING DECEMBER 31, 2020. MS. QUIRPLE SECONDED. MOTION CARRIED BY A VOTE OF 5-0.

15. Other Business.

Mr. Tosti thanked the Police Department for recognizing Detective Christopher Jones on the anniversary of his death and keeping his memory alive.

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

17. Adjournment.

ACTION: MS. STROUSE MOVED TO ADJOURN THE PUBLIC MEETING OF THE MIDDLETOWN TOWNSHIP BOARD OF SUPERVISORS AT 8:11 P.M. MR. KSIAZEK SECONDED. MOTION CARRIED BY A VOTE OF 5-0.