

Board of Supervisors Regular Meeting

Monday, March 20, 2023 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance.

Ms. Payne called the meeting to order at 7:06 p.m.

2) Roll Call.

After the Pledge of Allegiance Ms. Quirple called roll. Supervisors Payne, Ksiazek, Quirple, Hannah, and Kane attended the meeting along with the Township Manager Stephanie Teoli Kuhls, Assistant Township Manager Nick Valla, Solicitor James Esposito, and Township Engineer Tyler Williams.

Ms. Hannah announced that Chief Joseph Bartorilla, Director of Building and Zoning Jim Ennis, Director of Finance Mega Bhandary, and Superintendent of Public Works Eric Gartenmayer were in attendance.

3) Announcements

a) Next Board of Supervisors Meeting scheduled for Monday, April 17, 2023 at 7:00 p.m.

4) Special Items.

a) Swearing in of Officer Michael Leonard.

Joseph Bartorilla, Chief of Police, provided a brief introduction of Officer Michael Leonard and welcomed him to the Middletown Township Police Department. Officer Leonard was then sworn in as a Middletown Township Police Officer by Ms. Payne.

b) Parkland Fire Company Recognitions.

Ms. Payne congratulated the members of the Parkland Fire Company who were recently recognized at the annual fire company banquet:

Top Call Awards: James McFadden 161, Robert Barnes 127, Benjamin Herstein 108, Joshua Kontz 96 and Jerry Barton 96.

Top Drill Participants: Thomas Stressman 35, Benjamin Herstein 33 and Anthony Cole 30.

The following members were acknowledged for their years of service: James McFadden for 60 years of membership (19 as President), William Davis Sr. for 30 years of membership, and Michael Fox for 15 years as Vice President.

The following 2022 awards were presented to: 2022 Chief's Award: James McFadden, 2022 President's Award: Michael Fox, and the 2022 Firefighter of the Year Award: Anthony Cole.

Ms. Payne noted that the Parkland Fire Company recognized Sam Eckhardt III for 11 years as Treasurer, sadly, Sam passed away in October and his award was accepted by his wife Sherri.

On behalf of the Board of Supervisors and the residents of Middletown Township, Ms. Payne thanked all the recipients for their service and dedication.

Mark Antozzeski, read an overview of an incident that occurred on February 28, 2023, at Beechwood Dr, where Bill Oettinger entered the dwelling without protective gear, along with a neighbor, and together they removed the unconscious homeowner.

Mr. Oettinger was presented an award from Pennel Fire Company for his actions. In addition, State Representative Joe Hagan presented citations to Mr. Oettinger.

c) Colon Cancer Awareness Month Proclamation.

Mr. Ksiazek read the Proclamations into record. Ms. Payne read a statement about her personal diagnosis of Colon Cancer. Ms. Payne encouraged everyone to get tested and raise aware of Colon Cancer.

d) National Developmental Disabilities Awareness Month Proclamation.

Ms. Hannah read the Proclamation into record. James Henderson, member of the Human Relations Commission read a message on how to increase the efforts of National Developmental Disabilities Awareness.

5) Public Comment. *Non-Agenda Items only.*

Ms. Payne asked Mr. Esposito to provide a report on the issues raised at the February 20, 2023 Board of Supervisors meeting. Mr. Esposito reported on the steps that have been taken by himself, Ms. Ennis, and Ms. Teoli Kuhls to address the concerns noted by residents on Red Rose Drive. He noted that a zoning violation was issued to one of the property owners and that a zoning hearing board application was received from another property owner.

Sheldon Post, Red Rose Drive, recognized members of the Youth Aid Panel: Andy Foley, Pennel-Middletown Emergency Squad, Paul Kopera, Director of Parks & Recreation, Patrick Graham, Parks & Recreation Program Coordinator, and Officer Missy Robinson for their constant help with the Youth Aid Panel. Mr. Post thanked Mr. Esposito for his report on the issues on Red Rose Gate, and questioned the longevity of the road completed by the Roads Program. Mr. Kessler responded in detail.

Bob Feather, 96 Highland Park Way, thanked the Board of Supervisors for their assistance with some resolution to the noise and air pollution in Highland Gate.

6) Consent Agenda Items.

- a) Consideration of authorizing payment of March 20, 2023 Bills List in the amount of \$1,472,432.22.
- b) Consideration of approving the February 21, 2023 Minutes of the Public Meeting of Middletown Township Board of Supervisors.
- c) Consideration of approving Financial Security Release #2 for the Oxford Valley Mall Multi-Family Redevelopment in the amount of \$188,679.90.
- d) Consideration of approving Resolution #23-06R authorizing execution of the Langhorne-Yardley Road/Bridgetown Pike Roundabout Maintenance Agreement.
- e) Consideration of approving Resolution #23-07R authorizing Township Manager to execute grant documents for the 2022 DCNR Bureau of Recreation and Conservation Community Conservation Partnerships Program (C2P2).
- f) Consideration of approving Resolution #23-08R authorizing Maple Point Elementary School permit fees.

Action: Mr. Ksiazek made a motion to approve consent agenda items as A-F, seconded by Ms. Hannah Motion carried by a vote of 5-0.

7) Consideration of awarding the Consortium Road Material Supplies Contract for 2023-24 to Eureka Stone Quarry, Chalfont, Pa. in an amount not to exceed \$56,000.

Eric Gartenmayer, Public Works Superintendent explained that Middletown Township has been a participating member of the Bucks County Consortium and that the Public Works Department submitted an estimate on road material items to be used in the upcoming year. He added that there was a total of five bidders with the lowest bidder, Eureka Stone Quarry.

Mr. Gartenmayer noted that funding for Road Material has been allocated in the 2023 Budget in the amount of \$56,000.

Action: Mr. Ksiazek moved to award the 2023-2024 Road Material Supplies Contract to Eureka Stone Quarry, Chalfont, PA in the amount not to exceed \$56,000; seconded by Ms. Quirple. Motion carried by a vote of 5-0.

- 8) Consideration of authorizing the purchase of one (1) 2024 International 4x2 MV607 SBA cab and chassis for a total of \$103,156.00.

Mr. Gartenmayer shared that the Department of Public Works that each year a vehicle within the fleet is replaced and that this year 2008 chassis is being replaced. He reviewed the details of the 2024 International 4x2 MV607 SBA cab and chassis and how it will meet the Public Work's needs.

Mr. Gartenmayer noted that funding from 2023 RDA grant will be allocated for the purchase of this equipment.

Action: Ms. Quirple moved to authorize the purchase of one (1) 2024 MV607 SBA cab and chassis from Bucks County International of Langhorne, PA for a total of \$103,156.00; seconded by Ms. Hannah. Motion carried by a vote of 5-0.

- 9) Consideration of proposed Bucks County Planning Commission (BCPC) Planning Services Agreement for Zoning Analysis of R-1 and R-2 Residential Zoning Districts.

Jim Ennis, Director of Building and Zoning explained that it has been noted that over the years there has been a high amount of variances pursued for properties within the Township's R-1 and R-2 Zoning Districts for even the most minor improvements, specific to the building coverage and impervious coverage percentages.

Mr. Ennis explained, to effectively produce the best possible solutions, a full investigation of the outcomes in changing some of the zoning requirements for these districts and/or performing a zoning map change needs to be initiated.

Mr. Ennis shared that the Bucks County Planning Commission (BCPC) is proposing to perform an analysis which will provide data and recommendations for the Township's consideration if they were to pursue amendments to the zoning map and or zoning text amendment. The BCPC will use their Geographic Information System (GIS) to analyze properties within the Township's R-1 and R-2 Districts and identify the extent of properties not meeting the Zoning Ordinance's dimensional requirements, especially in terms of how a property's coverage percentages are affected. Meetings with Township Staff during the project's development are included in the proposed agreement and preparation of a report with its findings.

Action: Mr. Ksiazek made a motion to approve the Bucks County Planning Commission (BCPC) Planning Services Agreement for Zoning Analysis of R-1 and R-2 Residential Zoning Districts; seconded by Ms. Quirple.

Ms. Kane requested additional information regarding the proposal.

Ms. Hannah asked Mr. Ennis to briefly explain how this would help the residents.

Motion carried by a vote of 5-0.

10) Multimodal Improvement Plan Update.

Ms. Quirple presented the Multimodal Improvement Plan (MIP) noting that the Steering Committee held their first meeting last week. She explained that the MIP will identify opportunities to enhance pedestrian facilities (sidewalks, trails, bike lanes) and improve access to public transportation.

Ms. Quirple shared that the plan is being 100% funded by a Transportation & Community Development Initiative (TCDI) grant of the Delaware Valley Regional Planning Commission (DVRPC). She added that the completion of this plan will position the Township well to pursue grant funding and prioritize improvement projects.

Ms. Quirple shared that Simone Collins was selected as the consultant for this project. The Simone Collins team, along with the Steering Committee will hold three public meetings to obtain resident feedback. The meetings will be held in-person and online: Meeting #1—Tuesday, April 4, at 6:00 p.m., Meeting #2—Tuesday, May 20th, and Meeting # 3 — Thursday, September 28th at 6:00 p.m.

She encouraged everyone to attend the first meeting on Thursday, April 6th at 6:00 p.m. – all information will be on Township website.

Ms. Kane noted that she regularly hears from residents who are concerned about traffic issues. She explained that, as a new member of the Board of Supervisors, this is one of the issues she was hoping to help address.

Ms. Payne thanked Ms. Quirple and Ms. Kane for serving on the steering committee and expressed her excitement. She also added with it being National Disabilities Awareness Month that any individual in the community that sees any issues with ADA or issues related to bring to the table.

11) Other Business.

Ms. Hannah thanked the Middletown Police Department and Honor Guard for representing the Township for this weekend's dedication of the CPL David John Ortals, USMC Memorial Bridge.

The Board of Supervisors congratulated and welcomed Officer Leonard to the Middletown Township Police Department.

The Board of Supervisors also congratulated and thanked all firefighters who received recognition at tonight's meeting, especially Mr. Oettinger for his bravery and heroic actions protecting our community.

Ms. Kane recognized the dedication of the volunteer firefighters who were recognized earlier in the meeting.

12) Adjournment.

Ms. Payne moved to adjourn the public meeting of the Middletown Township Board of Supervisors public meeting at 8:20 p.m., seconded by Ms. Quirple. Motion carried by a vote of 5-0.