

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

<b>ROBERT HARVIE, JR., CHAIRMAN</b>	<b>PRESENT</b>
<b>JEFFRY DENCE, VICE-CHAIRMAN</b>	<b>PRESENT</b>
<b>JEFFREY ROCCO, SECRETARY-TREASURER</b>	<b>PRESENT</b>
<b>BRIAN GALLOWAY, SUPERVISOR</b>	<b>PRESENT</b>
<b>JEFF BORASKI, SUPERVISOR</b>	<b>PRESENT</b>

The meeting commenced at 7:03 p.m. with roll call and salute to the flag. All Board members were present. Also present were Township Manager Peter Gray, Police Chief William Wilcox, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan. Chairman Harvie announced the passing of long-time Auditor Mr. Thomas McGoldrick. A moment of silence was observed in memory of Mr. McGoldrick.

**PRESENTATION OF DONATION TO THE LIBERTY USO**

Chairman Harvie said about six weeks ago, the Que for the Troops event was held at the Falls Township Community Park. It was a successful event and brought in barbeque teams from all over the east coast, rides for the kids, something for everyone. Member Dence gave some history about this event. He said the first Que for the Troops was about six years ago and since then, it has grown considerably. Mr. John Kerner is here on behalf of the Liberty USO. Mr. Kerner expressed sincere thanks to everyone for their support of the Liberty USO. The USO is a bridge between the community and the military community. Mr. Kerner said they have the pleasure of serving all military personnel a hot meal before they depart the country and a welcome home meal when the troops come back. The USO volunteers staff and maintain the Liberty USO duty station at the Philadelphia Airport 365 days a year, 24 hours a day. Mr. Tim Watkins from the Falls Township Soccer Club presented a donation to the Liberty USO. Member Galloway presented a donation from the Bucks County Commissioners. Another donation was given by Mr. Sal Caimano from A. Brooks Construction. Member Dence presented the Liberty USO with a check for \$10,000.

**ITEM # 1 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON  
FORTY-FIVE MINUTE MAXIMUM**

Mr. Tim Watkins said he has read social media posts about recent criminal activity in the area. Some people think the police should add more officers. He read a report on police staffing. The police department has about 53 members with about 28 officers. The numbers indicate we should have about 33 officers. Chairman Harvie said they are aware of issues with staffing and they have been talking about this with Chief Wilcox. They worry about their homes and families like everyone else. The officers we have do a very good job.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 64 OLD LOCUST AVENUE – TMP # 13-032-048 – REPLACE ROOF WITH CEDAR FALLS SHINGLES AND INSTALL STONE FACING ON THE FRONT OF THE HOUSE**

This project has been approved by the Historic Architectural Review Board (HARB) (3-0). Member Rocco moved to approve the Certificate of Appropriateness for 64 Old Locust Avenue to replace the roof with cedar falls shingles and install stone facing on the front of the house; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 3 W. G. LINCOLN PROPERTIES, L.P. – PRELIMINARY LAND DEVELOPMENT – 640 LINCOLN HIGHWAY – TMP # 13-017-196**

Manager Gray said this is preliminary land development for W. G. Lincoln Properties, L.P., located at 640 Lincoln Highway, TMP # 13-017-196. The applicant's proposed project involves the demolition of an existing 1,500 sq. ft. building and the construction of a new 4,374 sq. ft. two-story building to be used as a commercial building with apartments. There will be two parking lots, gravel outdoor storage areas, and associated storm water management facilities. The applicant is represented by Mr. Tom Hecker. Mr. Hecker reviewed the proposed project. His client (W. G. Siding & Roofing) has a roofing and siding business. He plans to utilize the building for his business and have residential apartments. They have two parking spaces in excess of what is required. Member Rocco asked about the number of apartments and if anything had changed since they went to the Zoning Hearing Board until now. Mr. Hecker said there will be a total of 7 apartments – 4 upstairs and 3 downstairs. This number will be updated in the resolution. Mr. Hecker said initially they were looking at more of a commercial space. The Zoning Hearing Board gave them zoning relief. The Planning Commission had issues with the amount of commercial space and the fact that commercial space could require more parking. They went back and resubmitted the plans and took all of the commercial off of the first floor with the exception of his client's space. Mr. Hecker reviewed the waivers which include requiring a 500-ft. clear sight triangle from a point 15 feet behind the curb line, requiring a minimum curb radius of 25 feet on Lincoln Highway and Oak Lane, requiring a 12-ft. setback from the property line for parking, requiring parking stall dimensions of 10 feet by 20 feet, and requiring the top or bottom edges of slopes to be a minimum of five feet from property lines or right of way lines. Mr. Sullivan did not have any objections to granting of the waivers and has no issues with this plan. Member Boraski commented that they are saying they have extra spaces, but are asking for waivers to get those extra spaces. Mr. Hecker said they are comfortable that the design works. If they do not get the waivers, it would most likely work out to be even with what is required (17 spaces). Chairman Harvie referenced a February 23, 2015 letter from the Shade Tree Commission regarding plantings. Mr. Hecker said they will address any comments from the Shade Tree Commission. Member Rocco asked if they had ever granted 9 x 18 parking stalls before now. Mr. Sullivan said the Zoning Ordinance allows 9 x 18 parking stalls so it is a waiver they have to grant. Member

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Dence moved to open public comment; Member Galloway seconded the motion; all board members were in favor. (5-0) Mr. Brian Binney said if someone comes in and divides the area, there is no parking space for that 1,000 sq. ft. of storage space they are proposing. Member Dence moved to close public comment; Member Galloway seconded the motion; all board members were in favor. (5-0) Mr. Sullivan has no issues with granting both preliminary and final for this project. Member Dence made a motion to approve Resolution # 15-17 for preliminary and final land development project for W. G. Lincoln Properties, L.P., located at 640 Lincoln Highway, TMP 13-017-196; Member Galloway seconded the motion; all board members were in favor. (5-0)

### **ITEM # 4 CONSIDER NOTICE OF INTENT TO AWARD BID FOR THE NEW FALLS ROAD SIDEWALK PROJECT**

Manager Gray said the township opened one bid which was from ABC Construction Co., Inc. in the amount of \$306,746.00. This exceeds the construction budget for this project. At this time, it is recommended to reject the bid. Mr. Chris Fazio from Remington Vernick Engineers spoke about this project. He said most contractors are very busy this time of year. His recommendation is to reject the bid, re-advertise in the Fall, and then start construction in March of next year. Member Dence moved to reject the bid from ABC Construction for the New Falls Road sidewalk project; Member Galloway seconded the motion; all board members were in favor. (5-0) Member Dence moved to re-authorize advertisement for bids, in the Fall, for the New Falls Road sidewalk project; Member Rocco seconded the motion; all board members were in favor. (5-0)

### **ITEM # 5 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR AMENDING THE ZONING ORDINANCE, CHAPTER 209, BY AMENDING THE ZONING DISTRICT MAP, SECTION 209-7, BY REZONING CERTAIN LANDS IDENTIFIED AT TMP # 13-020-306 FROM NCR – NEIGHBORHOOD CONSERVATION RESIDENTIAL DISTRICT TO IN – INSTITUTIONAL DISTRICT**

Ms. Gallagher said this is pursuant to an application that was submitted by McGrath. It would allow the property to be zoned institutional which would match the adjacent property that is next to it. Mr. Hecker said the 1-acre parcel would square off the property when added to the St. Joseph The Worker parcel. The St. Joseph The Worker property is zoned as IN. After discussions with the township and solicitor, in order for the 55+ project to proceed, the IN zoning would work best. They are not changing the entire property to AQ. There is a desire for people who hit that 55 and older age to downsize a little bit and, in some circumstances, still want to provide accommodations for elderly parents. Member Rocco commented about leaving it has NCR and having a use variance. Mr. Hecker said if they left it as NCR, they would need a number of use and dimensional variances. This plan seems cleaner. Member Galloway moved to open public comment; Member Dence seconded the motion; all board members were in favor. (5-0) Mr. Brian Binney said these comments mostly apply to both parcels since they will be combined in the matter that Mr. Hecker pointed out. The Planning Commission denied zoning this as AQ because they

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didn't control the entire parcel. They wanted to sub-divide the church part and leave it as IN which would be a non-conforming piece. They asked them to go back and control the whole property and then come back with their request. Mr. Binney gave comparisons of IN versus AQ. In the IN zoning district, you are allowed 70% impervious surface compared to 45% in the AQ. In the IN district, there is 30% building coverage compared to 25% in AQ. In the IN district, there is no requirement for outdoor or indoor recreational activities; there is in AQ. There are density controls in the AQ district. Mr. Binney said if you are okay with the concept of the townhouse use, then you should zone it as appropriate and that is AQ. Member Dence moved to close public comment; Member Galloway seconded the motion; all board members were in favor. (5-0) Chairman Harvie said he first heard this property was sold when he was at a mass one day. He thinks a lot of the people believed that by selling off most of the property, it would save the church and the parish would stay. The decision in Philadelphia was a different one. We are looking now at the next phase for this piece of land. We have a very large amount of older residents and he thinks it makes sense for this project to move forward. Chairman Harvie said they have had discussions with Mr. Clarke regarding definitions that Mr. Binney referenced. It does appear that our zoning is a little bit open in terms of what exactly qualifies as single family versus multi-family and that is something they are looking to tighten up. Member Galloway moved to authorize advertisement for amending the Zoning Ordinance, Chapter 209, by amending the Zoning District Map, Section 209-7, by rezoning certain lands identified at TMP # 13-020-306 from NCR – Neighborhood Conservation Residential District to IN – Institutional District; Member Rocco seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1)

**ITEM # 6 CONSIDER QUOTE FOR ROOF REPAIRS AT THE FALLS TOWNSHIP COMMUNITY PARK**

Manager Gray said the township has a quote from A. Brooks Construction for reconstruction of the roofing on the pavilions at the Falls Township Community Park. The quote is in the amount of \$10,499.00. Mr. Brian Andrews spoke about the current condition of the pavilions. Member Galloway moved to award the quote for the roof repairs at the Falls Township Community Park to A. Brooks Construction in the amount of \$10,499.00; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 7 CONSIDER APPOINTMENT TO FILL A VACANCY ON THE BOARD OF AUDITORS**

Member Rocco moved to appoint Mr. Richard Spickler to the vacancy on the Board of Auditors; Member Dence seconded the motion; all board members were in favor. (5-0)

**ITEM # 8 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR THE 2015 FALLS TOWNSHIP ROAD PROGRAM**

Manager Gray said the 2015 Road Program will consist of mill and overlay on the following roads: Christina Court, Annamarie Drive, Angela Avenue, Rice Drive, and Mark Anthony

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Court. Member Galloway moved to authorize advertisement for the 2015 Falls Township Road Program; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 9 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR AMENDMENT TO CHAPTER 206 – WRECKERS – SECTION 5 – APPLICATION FOR LICENSE; ELIGIBILITY; DENIAL AND EXPIRATION; SUBSECTION A – APPLICATION AND SECTION 13 – PENALTIES AND OFFENSES – SUBSECTION C – PENALTY GUIDELINES**

Chairman Harvie said this came out of a meeting several months ago. Whenever there is a violation and something goes wrong, there is a hearing that is held with the wrecker, the attorney, and the police. If the wrecker is found to be in violation, they are fined and potentially, they could be cut off. With this meeting, the taxpayers picked up the bill for township costs. This is changing so the wreckers themselves have to cover any township costs. The other thing they are doing is cleaning up some language. Member Galloway moved to authorize advertisement for amendment to Chapter 206 – Wreckers – Section 5 – Application for License; Eligibility; Denial and Expiration; Subsection A – Application and Section 13 – Penalties and Offenses – Subsection C – Penalty Guidelines; Member Dence seconded the motion; all board members were in favor. (5-0)

**ITEM # 10 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR AN ORDINANCE AUTHORIZING THE PARTICIPATION OF FALLS TOWNSHIP IN THE PSATS UNEMPLOYMENT COMPENSATION GROUP TRUST PURSUANT TO THE PENNSYLVANIA INTERGOVERNMENTAL COOPERATION LAW**

Manager Gray said Falls Township is a member of the PSATS Unemployment Compensation Group Trust. The UC Trust exists as an inter-governmental cooperation agreement to provide townships the ability to pull resources and leverage buying power to obtain more affordable unemployment compensation insurance for its members. The trust recently approved changes to the agreement that governs the UC Trust. One of the changes that was made is that the municipality must adopt an ordinance whenever they enter into an inter-governmental agreement with other municipalities. Member Dence moved to approve authorization to advertise an Ordinance authorizing the participation of Falls Township in the PSATS Unemployment Compensation Group Trust pursuant to the Pennsylvania Intergovernmental Cooperation Law; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 11 MINUTES – JUNE 16, 2015**

Member Dence moved to approve the minutes from June 16, 2015; Member Boraski seconded the motion; all board members were in favor with the exception of Member Rocco who abstained from the vote since he did not attend the June 16, 2015 meeting. (4-0-1)

**ITEM # 12 ENGINEERS REPORT**

Mr. Sullivan said they have a quote for replacing one of the pilings for the boat ramp. Mr. Sullivan said they are still in the punch list phase for the road program. Member Galloway moved to accept the June 2015 Engineering Report dated July 17, 2015; Member Dence seconded the motion; all board members were in favor. (5-0)

**ITEM # 13 BILL LIST**

Member Boraski moved to approve the July 21, 2015 bill list in the amount of \$2,787,092.13; Member Dence seconded the motion; all board members were in favor. (5-0)

**ITEM # 14 EXECUTIVE SESSION – There was no Executive Session held.**

**ITEM # 15 MANAGER COMMENT**

- A. Member Galloway moved to approve the escrow release from bond to Reilly Sweeping in the amount of \$5,869.47; Member Dence seconded the motion; all board members were in favor. (5-0)
- B. Member Rocco moved to approve the release from escrow to Donaldson Simons in the amount of \$8,980.44; Member Galloway seconded the motion; all board members were in favor. (5-0)
- C. Member Boraski moved to approve the release from escrow to Pexco Custom Plastic Extrusions in the amount of \$20,580.82; Member Boraski seconded the motion; all board members were in favor. (5-0)
- D. Member Rocco moved to approve the time extension for Britton Industries to September 16, 2015; Member Dence seconded the motion; all board members were in favor. (5-0)
- E. Member Rocco moved to approve the time extension for Brian Brzezinski Premium Excavating to October 21, 2015; Member Dence seconded the motion; all board members were in favor. (5-0)
- F. Member Rocco moved to approve the time extension for the Brickman Group to October 20, 2015; Member Dence seconded the motion; all board members were in favor. (5-0)
- G. Manager Gray has Sika mylars ready for signature.
- H. Manager Gray gave an update on the LED program. The final shipment is being sent to the township. This program should be completed in the next week or two. Manager Gray is waiting for an update from PECO in regard to conversion of the rates.

**ITEM # 16 BOARD COMMENT**

Member Rocco thanked Mr. Spickler for volunteering for the auditor position. He thanked the board for covering for him while he was out of town on a work assignment. Member Rocco said recently the township initiated a No Solicitation registry. So far, over 800 people have signed up. It does not include religious, political, and non-profits. He thinks that so far, this program has been successful.

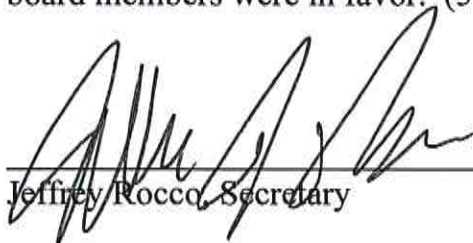
Member Dence – no comment.

Member Boraski – no comment.

Member Galloway – no comment.

Chairman Harvie said the township recently had a Town Hall meeting chaired by Chief Wilcox. It was well attended. There have been several individuals who have been arrested. As a reminder to everyone, if you see something out of the ordinary, people should call the police. A great number of the increase in crimes is due to the use of heroin. Chairman Harvie asks if you have a family member or know someone who is struggling with addiction, please get them some help. Chairman Harvie thanked the police department for all of their help with this. Chairman Harvie said that after 12 years, the county has agreed to install nets between the golf course and the senior center to stop stray golf balls from entering the area at the senior center. There were two recent resignations – Ms. Therese Greg from the Parks and Rec Board and Mr. Bob Baker from the Historic Preservation Commission. Chairman Harvie thanked them for their service and hopes to get these vacancies filled soon. Chairman Harvie thanked the staff and the public for their time this evening.

Member Dence moved to adjourn the meeting; Member Rocco seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 8:49 p.m.

  
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Jeffrey Rocco, Secretary