

**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 7:00 p.m. with roll call and salute to the flag. All Board members were present. Also present were Township Manager Peter Gray, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

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

Mr. Roland Kenney asked if an Earned Income Tax (EIT) would be enacted. Member Rocco said no.

**ITEM # 2 BRITTON INDUSTRIES – PRELIMINARY AND FINAL LAND  
DEVELOPMENT – 1 M-Y LANE – TMP # 13-028-077**

Manager Gray said this is preliminary and final land development for Britton Industries, located at 1 M-Y Lane, TMP # 13-028-077. The applicant's proposed project involves the creation of lease hold lines, two small parking lots, site grading and storm water management improvements. The applicant is represented by Mr. Nate Fox and Mr. Heath Dumack. Mr. Dan Carr is the Operations Manager at Britton Industries. Mr. Fox said they will be leasing off two out of three portions of the property. Mr. Fox and Mr. Dumack provided further information in regard to the project. Mr. Fox reviewed the conditions of the resolution as well as the waiver requests which include parking, islands and curbs; planting of shade trees; disturbance of steep slopes and woodlands; and showing features within 200 feet of any part of the land. Mr. Fox said they will address the concerns of the township fire marshal. Member Dence moved to approve Resolution # 15-20 for preliminary and final land development for Britton Industries, 1 M-Y Lane, TMP # 13-028-077; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 3 PRESENTATION BY BRIAN ANDREWS REGARDING THE PARKS  
& RECREATION DEPARTMENT**

Mr. Brian Andrews gave updates on various Parks and Recreation Department activities. -Pinewood Pool: Overall revenue has increased 13-15% over 2014. They went from 72 participants in swim lessons up to 94 this year. They have a partnership with the

## Board of Supervisors – September 1, 2015

Gingerbread Daycare who gave the township a donation for use of the pool. They plan to continue that relationship next year and possibly transfer that donation into family memberships. They gained 20 families from 2014. There were five teen splash nights, which averaged about 80 teens per night.

-Summer Camp: This year's membership was slightly less with 138 participants. They will do a little more marketing next year. For bus trip fees, they saved 65%. Mr. Andrews spoke about some of the events they had which included visits from the Flyers and 76'ers, they brought in an art teacher, had a blow-up planetarium, and Hollyrock for a game show day. There were 3 counselor-in-training sessions. Member Boraski said he and his wife were very happy with the camp and his oldest was happy every day when he came home.

-The summer concert series will be wrapping up; this Sunday is the last night. The feedback has been very positive.

-Adult kickball is almost over. Playoffs are this week. Children's kickball starts Saturday and will be held from 9-11 a.m. on the Challenger field. There are 2 ages groups - 5-7 and 8 and up. Sessions are 1 hour long and the cost is \$20 for residents and \$22 for non-residents. Mr. Andrews thanked Levittown Continental for hosting them.

-The Fall Festival will be held on Saturday, October 3<sup>rd</sup> at the Falls Township Community Park. There will be food vendors, bounce rides, and punt pass.

-The Annual Children's Halloween Party will be held on Saturday, October 31<sup>st</sup> at the Falls Township Senior Center.

-There will be an adult co-ed volleyball league. The Parks and Rec Department is currently looking for a location for this event.

-There will be two photo contests coming up – one in the fall and one in the spring.

-The Annual Christmas Tree Lighting will be held at the Three Arches on Saturday, December 5, 2015 at 6 p.m.

- Breakfast with Santa will be held on Saturday, December 12<sup>th</sup> from 9 a.m. – 12 noon at the Falls Township Senior Center.

-The Parks and Rec Department is working on a Parents Night Out activity to be held in December. More information will follow.

-Soccer and rugby are back in full swing at the Falls Township Community Park.

-Falls Township Community Park: They just had the pavilion roofs re-done. They have ten new recycled plastic picnic tables under the pavilions.

-In the spring, there will be a Breakfast with the Bunny event, an Easter Egg Hunt, and a pitch, hit and run.

-Update on geese: There is a group of 30-40 geese still at the park. There had been almost 80-100. It is nowhere close to where it was last year.

### **ITEM # 4 DISCUSSION ON IMPROVEMENTS REGARDING THE HISTORICAL THREE ARCHES BUILDING**

Chairman Harvie said the township has been talking about the Three Arches building which is over 300 years old. There are areas of the building that need work. They have an estimate from a company that does this type of restoration. Member Dence said much of the work is maintenance related and needs to be done. A lot of things you won't even notice get done. Member Boraski asked about their goal for Three Arches and what they want to start

doing there. This is the first estimate he has seen. Mr. Andrews said he contacted some other companies and this is the only company they received a response from. Mr. Andrews said their vision for Three Arches is to use it as a community hub. It can be used for small activities. The number of people to have in the house comfortably is about 30. The contractor who submitted the bid will do as much or as little of the work as the township chooses. Manager Gray said they have budgeted \$100K for this work. Chairman Harvie asked Ms. Gallagher about the bid from 18<sup>th</sup> Century Restorations, Inc. in the amount of \$71,610. He said this is over the threshold for bidding, however, given the intricate nature of this, they wouldn't get a lot of bidders. Ms. Gallagher said a lot of this might not have to go out to bid but not all of it. Mr. Andrews said the contractor put this out as what options are available to the township. Ms. Gallagher said what they will do is to take a look at this further and see if it has to go out to bid and then bring it back at the next meeting. Member Boraski said the bid date is from 11 months ago and asked if we will be able to get the contractor back. Mr. Andrews said the gentleman checked in a couple of months ago but he would need to speak with him again.

**ITEM # 5 DISCUSSION ON FUNDING THROUGH THE BUCKS COUNTY  
OPEN SPACE PROGRAM**

Chairman Harvie said we have available \$1.26M from the Bucks County Open Space Program. We have to pay 25% of that to cover costs and the county picks up the rest. They have had discussions with property owners, but we just don't have vast areas available to preserve so that hasn't really happened. They have changed their approach of other ways to use this money and see if it could be used for improvements. Mr. Andrews said they met with a representative from the Bucks County Open Space several months ago. They are looking at new and accessible project improvements. They came up with three ideas. 1) Fishing pier with ADA-accessibility at the Falls Township Community Park; 2) the Falls Soccer Club submitted a proposal to do some re-grading at the Falls Township Community Park, and 3) Conversion of grass to a turf in-field at the Mill Creek Sports Complex. Their next meeting with the Bucks County Open Space group will be on September 23<sup>rd</sup>. Applications need to be in by December 31<sup>st</sup>. Mr. Roland Kenney thanked Mr. Andrews for all of his work and said he has made a big improvement in the township. Mr. Kenney told Mr. Andrews that any time he needs help, please let him know. Mr. Guido Mariani asked about the amount of approximately \$1.3M and said our matching funds would be somewhere around \$318,000. He said these grants come from taxes. Mr. Mariani said it seems to him that we are searching for some way to spend this money. If we don't have anything to spend it on, let it go. Mr. Mariani said he wouldn't be too anxious to spend the money unless it is something we really need. Member Dence said he understands Mr. Mariani's concerns. They spoke about a fishing pier about two years ago, but the bids came in too high. The soccer club has been asking about restoring the soccer fields for many years. Chairman Harvie said they are searching for good uses for this money. They want to do something that has value.

**Board of Supervisors – September 1, 2015**

**ITEM # 6 CONSIDER APPLICATION FOR THE FALL 2015 BARE ROOT TREE PROGRAM**

Manager Gray provided information about the Fall 2015 Bare Root Tree Offer. The township will purchase 30 trees at the cost of \$25 each. Of the 30 trees, 15 will be planted on township property and the remaining 15 will be available, at cost, for residents to purchase and plant. Member Boraski moved to approve the purchase of 30 trees in the amount of \$750; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 7 MINUTES – AUGUST 18, 2015**

Member Dence moved to approve the minutes from August 18, 2015; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 8 EXECUTIVE SESSION**

An Executive Session was held prior to the meeting to discuss a personnel matter.

**ITEM # 9 MANAGER COMMENT**

A. Manager Gray said the Waste Gas mylars are ready for signature.

**ITEM # 10 BOARD COMMENT**

Member Boraski – no comment.

Member Dence said at the end of the last meeting, during Manager Comment, there was some confusion over some of the extension requests. One was for the Rite Aid and the stores proposed at the old Acme site, and then there was a request for an extension of the WAWA, which was a mistake. There is no proposed WAWA plan. There was some confusion between our office and the solicitor's office that represented the WAWA and the Rite Aid, but there is absolutely no WAWA plan at all. Member Dence said school starts tomorrow. Please be cautious of children and school buses.

Member Galloway – no comment.

Member Rocco – no comment.

Chairman Harvie said Waste Management will have a Bulk Disposal Day on Saturday, October 17<sup>th</sup>. The following items will not be accepted: hazardous waste, refrigerators, freezers, propane, car batteries, oils, paints or electronics. Proof of residency is required. The Falls Township newsletter will be sent out in the next couple of weeks. Chairman Harvie said an issue came up recently and there was an article in the newspaper in regard to easements. The Lower Bucks Joint Municipal Authority has been very strict about enforcing

**Board of Supervisors – September 1, 2015**

easements for water and sewer pipes in the ground, especially in the Levittown area. There is some question about what an easement is. Chairman Harvie said an easement is a legal agreement between a property owner and some kind of utility or governmental agency. They have the right to go onto that property to perform maintenance or whatever they need to do on that property. Unless the easement is with Falls Township, it is not something we have knowledge of nor have a copy of. The township does not have the deed to every property in Falls Township. Chairman Harvie said with the confusion at the last meeting – one problem is the attorney for the developer was on vacation and his assistant sent letters on both projects. It got rectified, but he knows it caused some confusion for us. Chairman Harvie gave best wishes to a friend, Edna. She has a lot of friends who are praying and hope good things for her. Chairman Harvie thanked the township staff and also Mr. Brian Andrews for speaking at tonight's meeting.

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 8:10 p.m.

  
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Jeffrey Rocco, Secretary