

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
ERIN M. MULLEN, VICE-CHAIRPERSON	PRESENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT
JEFFREY M. BORASKI, SUPERVISOR	PRESENT
JOHN W. PALMER, SUPERVISOR	PRESENT

The meeting commenced at 7:00 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

2024 ANNUAL REPORT FROM FALLS TOWNSHIP FIRE COMPANY #1

Mr. Robert Hedden (President) said the mission of the Falls Twp Fire Co. No. 1 is to provide excellence to the residents, businesses, and visitors of Falls Township through the delivery of fire rescue services. The fire company provides all hazard responses to Falls Township 24-hrs. a day with an integrated systems approach to serve the community. In 2024, the fire company responded to a total of 731 calls for service, a decrease from the previous year. Chief Salt said there were 21 working fires, 26 automobile fires, 5 auto extrications, one industrial rescue and one hazardous materials incident. Mr. Hedden reviewed their staffing and response time. Assistant Chief Bradshaw reviewed the types of training their members undertake. Mr. Hedden said the fire company secured \$947,500 in grant funds in 2024 to be used for a new ladder truck, new turnout gear, firehouse renovations, battery-powered saws and an overall debt reduction. The firehouse renovation groundbreaking will occur in May, 2025. They plan to take delivery of three new firetrucks in Spring and Fall of 2025. The fire company provides fire prevention to area schools and daycare facilities and they also attend community events. Each year on April 26th, the fire company remembers fallen firefighter Geary Von Hoffman. The Falls Township Fire Co. No. 1 will celebrate their 100th Anniversary in 2028.

2024 ANNUAL FIRE MARSHAL REPORT

Falls Township Fire Marshal Rich Dippolito presented the Fire Marshal's Office 2024 Year-End Report. The Fire Marshal's Office (FMO) consists of four full-time employees consisting of one Director of Emergency Services/Fire Marshal and three Fire Inspectors. Some highlights from the report include the following:

- The Fire Marshal responsibilities include conducting fire investigations, conducting plan reviews for all fire protection system installations and modifications and plan reviews for all life/safety requirements for new and existing buildings. Also included is to plan, support and oversee Emergency Management Activities, supervision of the

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FMO staff, distribution of assignments, budget preparation and responding to fire and emergency calls as well as attending training courses.

- Fire Inspector responsibilities include conducting annual fire/life safety inspections, responding to fire and emergency calls, follow up on fire and emergency calls, inspection of fire protection systems to ensure compliance, assisting with fire investigations and emergency management activities, and attending training courses to maintain their certifications.
- Annual fire inspections are conducted at every business, school, hotel, motel, apartment complex, hospital and daycare within the Township. In 2024, there were 36 fire investigations and 250 follow-ups from fire calls. There were 1,212 fire inspections, encompassing 25.6 million sq. ft. of buildings inspected.
- The FMO as well as four employees from the Public Works Department respond to fire calls as dispatched. Collectively, the FMO responded to 614 calls for service in 2024.
- Mr. Dippolito reported on the number of fire response statistics for the three Township fire companies. The three fire departments responded to a total of 1,673 incidents in 2024.
- The department follows up on fire company responses and inspects newly-installed and modified fire alarm systems and sprinkler systems. The inspection consists of rough and final inspection and hydrostatic inspection for the sprinkler systems.
- Mr. Dippolito reported on other types of inspections and re-inspections the FMO's office performs. In 2024, the department completed 1,058 re-inspections.
- In total, the FMO responded to a total of 3,476 inspections and emergency calls.
- The FMO office received a grant for software for incident pre-planning. They share the results with other EMS providers.
- The FMO oversaw large community gatherings throughout the year with an Incident Action Plan (IAP) prepared for each of these events.
- The office is responsible for fire prevention and safety education including fire extinguisher training, use of the smoke simulator trailer, training sessions for adults, children and businesses, smoke detector installation and/or replacement and fire drill observations and recommendations. The smoke simulator trailer visits and educates children all over Lower Bucks County.
- Last year the FMO provided fire safety training at schools, daycares and businesses and installed a total of over 90 smoke detectors throughout the year. These smoke detectors are free and are received through Channel 6's Safe a Life program.
- The FMO operates a year-long food drive. This was our fifth year doing this. For the year, we made 27 deliveries with approximately 6,000 lbs. of food delivered to local food banks. Please contact the FMO to schedule a food donation pick up.
- The FMO brought in approximately \$392,127 in 2024 through fees collected from annual fire inspections, fire permits, fire reports, and fire review fees. These funds help supplement the day-to-day expenses of the department.

Member Palmer asked if they are still running the Citizen's Fire Academy. Mr. Dippolito said not at this time but they may restart this program in the future. Member Palmer asked

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Mr. Dippolito if he works hand in hand with our local fire stations to help promote membership or if the fire companies do it individually. Mr. Dippolito said they do it individually but we try to share and we attend a career fair to try to increase membership. We work hand in hand when we can. Member Boraski asked about the fee schedule and food truck inspections. Mr. Dippolito said food trucks have been so popular that we thought it was in our best interest to inspect the food trucks for safety purposes. There are certain requirements in the International Fire Code that specifies how close they can be to each other, to make sure the hoods are clean, the suppression works and to make sure they have a fire extinguisher. If they are using a generator, we want to be sure kids aren't going to be burned if a generator is exposed. Member Boraski said the owners of the food trucks were very receptive.

2024 ANNUAL POLICE DEPARTMENT REPORT

Police Chief Nelson Whitney said their goals for 2025 are to proactively address crime trends and community needs through monthly goal setting, continued emphasis on training and hiring of new police personnel. Looking back at 2024, Chief Whitney reported on the following.

- The Adopt A Cop program continues. The police department visits local schools to meet with children and staff. They have a regular presence at the area schools.
- This is their second year for the Shop With A Cop program with the Middletown Township Police Department. They have been great to work with.
- We conduct Coffee With A Cop throughout the Township. They had one of the events at the Giant Food Store. This gives a chance for the community to meet with our officers in a low-stress environment.
- Our Youth Police Academy has graduated about 30 cadets. It gives young people a chance to learn about law enforcement and a lot about themselves.
- For Dr. Martin Luther King Day we spent the day with students and staff at Pennsbury West. This gave us an opportunity to have discussions about honoring Dr. King's legacy and also talking about important social issues.
- We participated in National Night Out which is the first Tuesday in August. It was a fun event and well attended.
- Chief Whitney said they have a great relationship with Girl Scout Troop 2552. They are the kindest group of people. They are always providing the department with cookies, they donate teddy bears for members of the community who might be going through a scary event and they are always there for us.
- This was our first year for project D.A.S.H. We collected over 5,416 items for people in our community who are experiencing food and housing insecurities. D.A.S.H. stands for Direct Appeal to Support Homelessness in Bucks County.
- We attended Bucks County Prevention Day where they have representatives from all different organizations who are all there to help people. We were there with our Human Service Co-Responder Cara Gadzinski.
- We have a great partnership with Pennsbury and we attend the Senior Assembly which is held before the annual prom and they have an opportunity to talk to the students about safe ways to have fun and not get into trouble.

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- They have started to look at the Pennsylvania Youth Survey Results which is conducted every other year. Data from four different grades is collected and we assess the data to determine various ways to improve our interaction with young people to better help the student community.
- Chief Whitney said they attended the Bucks County Re-Entry Coalition Meeting. The purpose is to help people who have been incarcerated re-enter our community and society so they can succeed. They are connected with services to help them have a better life.
- In 2024, they had their first Co-Responder Symposium, attended by about 100 people. Chief Whitney and Cara Gadzinski gave a presentation at this event.
- Another initiative is the Child Abduction Response Team Training.
- Officer Scott Hall took over our Annual Youth Aid Panel last year and received an award for a job well done.
- Chief Whitney continues with the Active Shooter Training. He conducts this training throughout the County.
- The Police Department continues with Ongoing Training In Managing Critical Incidents.
- There were five officers who attended Crisis Intervention Training.
- We have several officers who are part of the Veteran's Response Team.
- We had police graduates last year and two officers are in field training.
- We congratulate Lt. Belinsky who has retired after 40 years of service to the Falls Township Police Department and Karen at Court who retired after 31 years of service.
- Congratulations to Detective Ron McPherson who was with us for ten years and joined the Bucks County Detectives with the District Attorney's office.
- The 5-year overdose rate had been declining and appears to be leveling out. There were just under 40 overdoses in 2024.
- There were 28,400 calls for service last year and a little under 1,200 accidents.
- Sgt. Fanelli continues to run the truck enforcement program. There were 523 citations issued and 540 warnings given.
- This year we will be celebrating the 75th anniversary of the formation of the Falls Township Police Department and we will pay tribute with several events during the year.
- Chief Whitney spoke about the importance of ongoing training. They attend regular staff meetings to stay up to date on things in the community.
- The Police Department is hiring and running our own exam. This is a wonderful community and great place to work.
- A Community Survey is forthcoming. We value what our citizens have to say.

Member Galloway spoke about the incident before last year's St. Patrick's Day Parade. The parade committee would like to honor the supervisor on staff that day and the Police Department for keeping us out of harm's way. His team would like to meet with Chief Whitney regarding security for this year's parade. Member Galloway asked Mr. Dippolito

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that he have something in place with this event as well, similar to the Pennsbury Prom and the Touch A Truck event.

2024 GINGERHOUSE DECORATING CONTEST WINNERS

Mr. Brian Andrews said this year the Parks and Recreation Department held a Gingerbread House Decorating Contest. Two families were awarded certificates and gift cards. This was the first time the Parks and Recreation Department held this contest.

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said an Executive Session was held on January 17, 2025 to discuss personnel. The Board held an Executive Session prior to tonight's meeting to discuss several personnel matters and a matter of litigation. The Board received information from Ms. Gallagher and Mr. Clarke regarding the Tax Collector Resolution and insurance broker. No votes were taken and no deliberations occurred. The Board received information from the Director of Administration for the Bucks County Emergency Health Services regarding rescue squad coverage. No votes were taken and no deliberations occurred.

ITEM # 2 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON FORTY-FIVE MINUTE MAXIMUM

Ms. Jennifer Metzger spoke about the proposed new high school. She plans to attend the Bucks County Planning Commission meeting tomorrow. She wants to make sure you are aware of her concerns. Ms. Metzger is glad to hear how wonderful Bucks County is dealing with people who are unhoused and homeless. A lot of people are losing their homes. Ms. Metzger is concerned about the height of the school. They are intending to take West on South Olds Boulevard and taking that footprint and putting it on top of Hood Boulevard. They have done a study showing there is no bedrock 20 feet down. There have been problems with water for years. When the YMCA wanted to build between South Olds Boulevard and Lake Caroline, it was on preservation land. A lot of it was water. It already floods behind the lake off of South Olds Boulevard. The school district has a list of deficiencies that they are experiencing for both East and West. About 75% of those issues deal with water problems which they haven't dealt with. They have not completed any of these repairs. They have ignored the issues which has taken the property from bad to Pennsbury East as a knockdown. If you reconfigure the existing school there will be enough room for all of the students. Aside from the height issues, the water table issues, the environmental issues, you allowed the school district to put down synthetic turf. It is a plastic carpet. There is lead found in the grass blades. There are recycled tires that are used. It is impervious. Ms. Metzger is willing to get people to sign a petition against all of this but she needs to know what you require.

Mr. Wayne Bell said he has been in the Township for 35 years. You should know what polyfluorinated compounds (PFAS) is. He worked at Dupont. The filler they are putting in the Walt Disney Elementary School cricket field will kill the kids. When they are playing

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there is a little fog. When they inhale the PFAS, they will get cancer. California and Boston are banning artificial turf. Your kids are going to die because of decisions you are making. PSD411.net or PSD411.info will give you a lot of information on PFAS. The new high school will contain an 8-lane swimming pool, and a synthetic athletic breathing field. You should all know about this. The Pennsbury School Board has a fake doctor on the board. Mr. Bell told Mr. Clarke that in 2009 he, Linda Palsky, Gary Campbell and Sherwood Taylor stopped his four children from going to school at Pennsbury. This new building will be a ghetto eyesore built on land with no bedrock.

Mr. Robert Abrams (Lower Makefield Township) addressed Mr. Jones. At the last facilities meeting in January, the architect said he has never done so much resketching in his life. There are new things on here and now they want to put in a new administration building. Mr. Abrams attended a planning meeting at West. There are about 2,850 students at Pennsbury High School and there are approximately 500 employees who will need to go in and out of that building. They want to put in another administration building so you will have to add another 200 or 300 people. Then you will have 110 school buses and school bus drivers all coming over to this campus. You will have 4,000 people coming to this facility at least 180 days per year. Can South Olds Boulevard and Hood Boulevard handle that kind of traffic? They are building this on silt. It is going to sink or come up with some serious problems. They will have 30-year bonds. The business manager said he wants \$565M now and wants to borrow another \$500M on top of that. Basically, all they will be doing is to keep paying the interest. You will be losing a landfill about the same time the proposed high school is set to open. The taxes in Falls Township will at least have to double. They will probably be 2-1/2 or 3 times what they are now. Mr. Abrams said he put in a Right-To-Know Request for a presentation from a September 2021 facilities meeting by Dewey Engineering Inc. for a re-hab at West for an expansion and knock down East which included a state-of-the-art fire suppression system and four years of inflation up until the end of 2024. That was estimated at \$99M. Mr. Chris Berdnik originally asked for \$368M+ for PFM to do a chart. When we told him it would have to go to referendum, he ran back to PFM and said make me another one \$301M+. That is over the \$300M threshold so he went back another two weeks later and asked PFM to do another one and then it became \$250M. Understand the \$99M program to rehab the rest of West is almost identical to what West Penn is doing and the expansion and that will have 521,000 sq. ft. +. What they are talking about building now is 475,000 sq. ft. Why would you build less at three or four times the cost? Member Palmer understood from Mr. Abrams that they are moving the whole bus fleet to that campus and will leave Charles Boehm Middle School and Fallsington bus campus? Mr. Abrams said that is what they want to do. Member Palmer said they just did the renovations at the administration building a year or two ago. Mr. Abrams said according to the Planning Commission agenda, they want to build a new administration building. Member Palmer asked Mr. Jones who does that traffic evaluation. Mr. Jones said his review will suggest they submit a traffic analysis with their land development submission and he is sure the Township Traffic Engineer will say the same thing. The applicant will have to hire their own consultant to perform the study. That study will be subject to the conditions set

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by our Traffic Engineer. They may also have to submit something to PennDOT if there are alterations to the road entrance.

Ms. Jennifer Metzger said she asked them for a copy of the water study and they said they didn't do it. When they are doing these studies they bury them in stacks of paperwork so they don't have to show the results were bad.

Mr. Frank Bray (17 Oak Lane) is here about the proposed Lincoln Highway apartment plans which have been ongoing since August 29, 2023. The proposed development calls for 84 units on an approximate 2-7/8 acre parcel. The builder wants to have everything exempt on back settings and back places coming up to our backyards. There is an old 40-ft wide paper road that runs from Lincoln Highway to Trenton Road. The developer thinks it belongs to him. Mr. Bray thinks the road belongs to Falls Township. Old man Belardo did not own the paper road. Mr. Bray said he was looking at the plans today compared to the plans two years ago and the only thing that has changed is from them going from a 3-story building to a 2-story building. He still wants all the back settings eliminated. When the Zoning Hearing Board told him no, the developer tried to sue Falls Township and said he was being picked on. In your Ordinance you need 231 parking spaces and he only has enough parking spaces for 148 cars. Where are visitors supposed to park when visiting someone at this complex? It is ridiculous what they want you guys to give in to. We really need to look at these plans and have you stick to your guns and say no. Mr. Bray believes this create a traffic hazard on Lincoln Highway as well as Trenton Road, especially with all the variances they want waived.

Ms. Toni Battiste also spoke about the Lincoln Storage property. She said it lists a docket number and was wondering if there was an actual court case. Chairman Dence said this is an appeal to the Zoning Hearing Board. Ms. Gallagher said there was a conference with the judge to set a briefing schedule. There was no hearing. Ms. Battiste asked if there was work being done or some sort of compromise between the owner and various parts of the Township. It does not look like there was much accomplished because what the plans are now is exactly what they were at the last Planning Commission meeting and the only difference is that they are a one-bedroom apartment instead of condos. There is now a 50-ft maximum for a 2-story building. Were any neighbors included in these discussions? She is thinking they were not involved and in that case, is it a Sunshine violation? Mr. Clarke said no. It is an appeal up to the Court of Common Pleas and the only people involved in the appeal would be those people those who took party status at the appeal. If none of the neighbors took party status, then they wouldn't be notified but any settlement would have to be approved at the Zoning Hearing Board at a public meeting and it would have to be approved by this Board at a public meeting. Ms. Battiste referenced the Engineers Report and whether the Board of Supervisors approval with a date beyond it, means the Board of Supervisors approved a project? Mr. Jones said no, they have dates that are put in. It should say tentatively scheduled but if the words approved are after the date, then he believes it was already approved previously. If there is a date on something pending, then it is tentatively scheduled. Ms. Battiste asked once projects are approved, how long does the applicant have to begin the project? Ms. Gallagher said for land development once the plans

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are recorded they have five years to act on the approvals but they are typically working very closely with Mr. Jones's office to get all their permits in place. There are several agencies that have jurisdiction over any given projects. Ms. Battiste said there is no bill list tonight.

Mr. Dennis Askey (21 Oak Lane) said he does not know of any place that has the front of the building facing private homes from the back. If this goes through, tell them to turn it around and face the other side. The residents on his street like the trees and the woods. Our privacy is being taken away. Some of them have pools in their backyards. If you allow them to put up a building facing the backyards, it doesn't seem right. The developer previously said if the Township says no, I will walk away. That was last year and here we are. This will take away the value of their homes and it is not right. Mr. Clarke said anyone who is present and interested in agenda item 14, all that is on the agenda tonight is to consider approving the settlement that the Zoning Hearing Board negotiated with the applicant. If approved and if the applicant decides to move forward with the project, it will have to go through land development. It will have to come back before the Board and that is the time when issues regarding traffic and the orientation of the building, setbacks, things with lighting and things along those lines will be reviewed. This is simply the relief they were seeking at the Zoning Hearing Board. The Zoning Hearing Board negotiated this with the applicant. Chairman Dence said we are not approving the project any time soon.

The board went into recess at 8:26 p.m. and the meeting reconvened at 8:32 p.m.

ITEM # 3 CONSIDERATION OF APPROVAL FOR CROSSING GUARD CONTRACT

Manager Takita said the Crossing Guard contract is basically the same as the last four years with changes to include a 3-1/2% increase in wages across the 4-year contract, there is language in there to fill any vacant posts, there will be an appointment of a Crossing Guard to the Township Safety Committee and there is a \$100 clothing allowance limit. Member Galloway moved to approve the Crossing Guard contract; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 4 CONSIDERATION OF A RESOLUTION AMENDING THE 2024 FEE SCHEDULE FOR THE FIRE MARSHAL'S OFFICE AND PARKS & RECREATION DEPARTMENT

Member Boraski said one addition in the fee schedule includes tow trucks. Member Galloway moved to approve Resolution # 2025-5 amending the 2024 Fee Schedule for the Fire Marshal's Office and Parks & Recreation Department; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 5 CONSIDERATION OF BUS QUOTES FOR THE 2025 SUMMER
CAMP PROGRAM**

Mr. Andrews said they received three quotes for the Falls Township Summer Camp bus service as follows: Yellowbird (\$15,125), David Thomas Transportation (\$15,375) and First Student (\$17,016.44). Mr. Andrews said Yellowbird is the low bidder but we look at a DOT report for all of the companies and they had some safety issues on there. We have been using David Thomas for the last five years and their safety record is impeccable. Mr. Andrews recommends staying with David Thomas. Member Galloway moved to award the 2025 Falls Township Summer Camp bus service to David Thomas Transportation in the amount of \$15,375; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 6 CONSIDERATION OF APPROVAL FOR A NEW SLIDE FOR THE
PINEWOOD POOL**

Member Galloway moved to approve the purchase of a new slide for the Pinewood Pool and in the amount of \$87,293.81; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 7 CONSIDERATION OF AUTHORIZATION FOR ADVERTISEMENT
FOR ORDINANCE AMENDING CHAPTER 168 – PARKS – SECTION
11 – HOURS AND SECTION 16 – VIOLATIONS AND PENALTIES**

The Township is going back to the timeframe of sunrise to sunset for open hours at the park. There had been an issue about someone cutting down trees and people leaving grills burning. Member Mullen said permitted events will go uninterrupted. Ms. Toni Battiste said there were reports of damage to the park and someone driving 4-wheelers but it didn't look like there was any actual punishment in terms of fines. Chairman Dence said there were recent complaints at Quaker Penn Park. Mr. Andrews said we had several incidents at Quaker Penn Park where people have been fined and they are paying restitution. Member Palmer asked if those fines come to us or is it restitution. Mr. Andrews said it is restitution and they appeared before the Court. The amounts are based off of estimates to repair the damage. We have worked out some payment plans. Ms. Battiste wanted to make sure the fines would be appropriate for covering those costs. Member Boraski moved to authorize advertisement for Ordinance amending Chapter 168 – Parks – Section 11 – Hours and Section 16 – Violations and Penalties; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 8 CONSIDERATION OF ESTABLISHING THE COMPENSATION FOR
THE TAX COLLECTOR**

Mr. Clarke said every four years before the Tax Collector is scheduled to run for re-election, the Board must set their compensation for what they would be paid for being the Tax Collector. We have prepared a Resolution for consideration by the Board. The change

includes the Tax Collector seeking an increase from \$2.20 to \$3.20 per tax parcel for each bill that gets sent out. For the other charges for certifications (\$40), non-sufficient funds (\$25) and duplicate bills (\$5), the current Tax Collector is not seeking an increase in any of those fees. Member Boraski asked if this is normal. Mr. Clarke said you are required to do this in the year that the Tax Collector is running and then it will stay stagnant for the next several years. An increase every four years is pretty typical. Member Palmer moved to approve Resolution # 2025-6 to Establish the Compensation for the Tax Collector; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 9 CONSIDERATION TO APPOINT UNITED INSPECTION GROUP
FOR ELECTRICAL INSPECTIONS**

Manager Takita said the fee schedule is the same as last year. Member Galloway moved to appoint United Inspection Group for electrical inspections; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 10 CONSIDERATION OF PURCHASE FOR BARE ROOT TREES FROM
THE PENNSYLVANIA HORTICULTURAL SOCIETY**

Member Galloway moved to approve the purchase of 20 bare root trees from the Pennsylvania Horticultural Society for the 2025 Spring Bare Root Tree Program in the amount of \$1,500; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 11 CONSIDERATION OF CHANGE ORDER #12 FOR RYCON

The Board is asked to approve a change order from Rycon in the amount of \$162,667.09 related to existing conditions and design development issues. Member Galloway moved to approve Change Order # 12 for Rycon in the amount of \$162,667.09; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1)

**ITEM # 12 CONSIDERATION OF APPROVAL OF ASSIGNMENT OF THE
CONTRACT AGREEMENT FROM IEI ARCHITECTS, INC. TO
DESIGNBLENDZ ARCHITECTURE, LLP**

The architect IEI Architects, Inc. merged with another company, Designblendz Architecture, LLP. There is no change to the contract and no change to the personnel who will be working in the Township. Member Galloway moved to approve the Assignment of the Contract Agreement from IEI Architects, Inc. to Designblendz Architecture, LLP; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 13 CONSIDERATION OF RESOLUTION FOR THE PROPOSED SALE
OF LOWER MAKEFIELD TOWNSHIP SEWER SYSTEM TO AQUA**

Mr. Clarke said the DEP has an Act 537 Plan which lists who the sewer provider is for each service area. Now that Aqua has purchased the Lower Makefield system, this will affect certain Falls Township residents who are now being serviced by Aqua. This just changes the name of the service provider on our Act 537 Plan. We have nothing to do with the sale; this is just administrative. Ms. Jennifer Metzger asked about the changes. Chairman Dence asked Ms. Metzger who she pays her water and sewer to now. Ms. Metzger said TOFA. Chairman Dence said this has nothing to do with TOFA. Mr. Clarke said this is only for a small portion of residents who were serviced by Lower Makefield. Member Galloway moved to approve Resolution # 2025-7 for the Proposed Sale of Lower Makefield Township Sewer System to Aqua; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 14 CONSIDERATION TO SETTLE A LAND USE APPEAL –
BRZEZINSKI VS. FALLS TOWNSHIP ZONING HEARING BOARD,
654 LINCOLN HWY – TMP # 13-014-231 – DOCKET # 2024-2549**

Chairman Dence said we are not approving this project. We are just agreeing to the settlement between the Zoning Hearing Board and the developer. If he decides to build, he will have to go through a land development process. Ms. Toni Battiste asked what exactly is the settlement? Ms. Gallagher said the building was reduced to two stories rather than three stories. They have added fencing and landscaping between the proposed development and the neighboring residential properties and they will add as much parking as possible without increasing the impervious surface on the property. Member Galloway moved to settle a land use appeal – Brzezinski Vs. Falls Township Zoning Hearing Board, 654 Lincoln Hwy, TMP # 13-014-231, Docket # 2024-2549; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 15 CONSIDERATION OF WAIVER OF FEES FOR LEVITTOWN FIRE
COMPANY # 1**

Member Boraski moved to waive permit fees in the amount of \$961.50 for Levittown Fire Co. No. 1; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 16 CONSIDERATION OF RATIFICATION FOR THE DECLARATION
OF THE SNOW EMERGENCY RESOLUTION DECLARED ON
JANUARY 19, 2025 THROUGH JANUARY 20, 2025**

Member Galloway moved to approve Resolution # 2025-8 to ratify the Snow Emergency declared on January 19, 2025 through January 20, 2025; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 17 CONSIDERATION OF CHANGE ORDER # 2 FROM JONES
ENGINEERING ASSOCIATES FOR THE MUNICIPAL BUILDING
RENOVATION PROJECT**

Member Galloway moved to approve Change Order # 2 from Jones Engineering Associates for the Municipal Building Renovation Project and in the amount of \$75,000; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1) Member Boraski said he is a 'no' for any change orders from here on out. At some point can we put this all together and bring all change orders together. This is every month. The Contract Administrator from Grace Construction said if it is a valid change order, then he approves it and it comes before the Board. We are looking at going after Rycon and the architects for delays. The change orders he is approving are all valid. Member Boraski said it almost appears there is no thought behind it. He would like to see an endgame and closer to the final yard line. We are so far along and we are still looking at change orders. The contract administrator said to keep the work moving he has to approve the change orders. They are not going to sit on hundreds of thousands of dollars and hope to get paid at the end.

**ITEM # 18 CONSIDERATION OF APPROVAL FOR CONTRACT FROM
AUCTIONS INTERNATIONAL, INC.**

Chairman Dence said when we had surplus equipment or vehicles, we put them on Municibid and tried to sell them ourselves. It did not always work out. Last year at PSATS we found a company that does all the work. Hopefully this works out well for us. Member Palmer wondered how fast this will get up there and get sold. We have a lot of surplus. Member Mullen moved to approve the contract from Auctions International, Inc.; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 19 CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY
BOARD**

There was no action on this agenda item.

**ITEM # 20 CONSIDERATION OF APPOINTMENT TO THE DISABLED
PERSONS BOARD**

There was no action on this agenda item.

**ITEM # 21 CONSIDERATION OF APPOINTMENT TO THE ENVIRONMENTAL
ADVISORY BOARD**

Member Mullen moved to appoint Mr. Connor Schmiegel to the Environmental Advisory Board; Chairman Dence seconded the motion; all board members were in favor. (5-0)

ITEM # 22 CONSIDERATION OF APPOINTMENT TO THE HISTORICAL ARCHITECTURAL REVIEW BOARD

There was no action on this agenda item.

ITEM # 23 CONSIDERATION OF APPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION

There was no action on this agenda item.

ITEM # 24 CONSIDERATION OF APPOINTMENT TO THE NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE

There was no action on this agenda item.

ITEM # 25 CONSIDERATION OF APPOINTMENT TO THE POLICE PENSION COMMITTEE

There was no action on this agenda item.

ITEM # 26 CONSIDERATION OF APPOINTMENT BY RESOLUTION TO THE ZONING HEARING BOARD

Member Boraski moved to approve Resolution # 2025-9 to appoint Mr. Chris Kilmer, Sr. to a regular position on the Zoning Hearing Board; Chairman Dence seconded the motion; all board members were in favor. (5-0)

ITEM # 27 CONSIDERATION OF ESCROW RELEASES

Member Galloway moved to approve escrow releases as follows: NorthPoint Industrial Building 1 Phase 1 in the amount of \$1,138,344.61; NorthPoint FT Industrial in the amount of \$1,779,295.68 and TAVO Properties in the amount of \$278,468.76; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 28 MINUTES – DECEMBER 17, 2024 AND JANUARY 6, 2025

Member Mullen moved to approve the minutes for December 17, 2024; Member Palmer seconded the motion; all board members were in favor. (5-0) Member Galloway moved to approve the minutes for January 6, 2025; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 29 ENGINEERS REPORT

Mr. Jones said for the month of December there were two new land developments submitted and one new earth disturbance permit application. The McGill Composting facility is substantially complete and under a TCO awaiting final stabilization. For NorthPoint Phase 2 Buildings 4, 5, and 6 – there is some ongoing demo work for building 6 and we are awaiting a final plan submission for that project. For the LPC Morrisville project (warehouse on Pennsylvania Avenue), work continues with concrete and building construction. For the Hiossen project, it is building construction that is ongoing. For the Waste Management Renewable Natural Gas – that is substantially complete and awaiting final restoration. For the NorthPoint Area 3 Buildings (Phase 3), that is site prep and fill. For the Geleste Phase 3 project, they are working on asphalt paving and stabilization work as well as some building construction. The Air Liquide project is mostly drainage improvements that is ongoing. For the NorthPoint Area 3 Building 20 on Dean Sievers is mostly utility work, sanitary sewer, water and fire service. The three projects that will be on the Planning Commission tomorrow will be the Pennsbury High School sketch plan, the Fallsington-Tullytown Road garages and the TJJ Properties LLC project which is a garage on a property off of Tyburn Road. There will be an additional land development project at the Planning Commission meeting in February. Waste Management Properties Inc. is substantially complete and under a TCO awaiting vegetation and stabilization. Britton Realty of West Bridge Street has drainage improvements as the ongoing construction. For Fleck Holdings the building addition work is occurring as well as driveway improvements. The Township Building project continues as well as curb, sidewalk and asphalt paving. Mr. Robert Abrams asked when you are reviewing sketches and plans, do you require environmental impact studies to go with it? Mr. Jones said they require it if the Ordinance requires us to require that. Mr. Abrams said if they are knocking down a building and the water is cascading onto your roadway, which you have to fix, would you require something like that? Mr. Jones said we would require documentation.

ITEM # 30 BILL LIST

The bill list is in the amount of \$4,023,917.89. Member Palmer had some concerns about how much was being charged to set up the Surface Pros. Manager Takita said he can set up a call with the vendor and Member Palmer to discuss this. Member Boraski asked Mr. Clarke if the change orders are included in the bill list. Mr. Clarke said they are included in the bill list. Member Galloway moved to approve the bill list in the amount of \$4,023,917.89; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1)

ITEM # 31 OBERMEYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

Member Galloway moved to approve the Obermeyer Rebmann Maxwell & Hippel, LLP bill list in the amount of \$1,616.50; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1)

ITEM # 32 CAMPBELL DURRANT, P.C. BILL LIST

Member Galloway moved to approve the Campbell Durrant, P.C. bill list in the amount of \$8,218.57; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 33 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the Jones Engineering Associates bill list in the amount of \$204,828.50; Member Mullen seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained from the vote. (4-0-1)

ITEM # 34 MANAGER COMMENT

There was no action on this agenda item.

ITEM # 35 BOARD COMMENT

Member Galloway said earlier he requested to have a meeting with Chief Whitney on honoring the staff supervisor who responded to the crises last March along with the police department and having something on the agenda for next month's meeting.


Member Boraski – no comment.

Member Mullen – no comment.

Member Palmer – no comment.

Chairman Dence – no comment.

Member Boraski moved to adjourn the meeting; Member Galloway the motion; all board members were in favor. (5-0) The meeting was adjourned at 9:09 p.m.



Brian Galloway, Secretary

