

# Township of Falls



**The meeting will be held at Middletown Township Municipal Building, 3 Municipal Way,  
Langhorne, PA 19047**

**REGULARLY SCHEDULED MEETINGS OF THE BOARD OF SUPERVISORS ARE AUDIO AND VIDEO RECORDED**

## **AGENDA – JUNE 23, 2025**

**TIME: 7:00 PM E.D.T.**

**SALUTE TO THE FLAG**

**ROLL CALL:**

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

---

**ITEM #1: EXECUTIVE SESSION**

---

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

---

**ITEM #3: MOTION TO APPOINT JOHN SHEPHERD AS TOWNSHIP MANAGER**

---

**ITEM #4: MOTION TO APPROVE EMPLOYMENT AGREEMENT BETWEEN JOHN  
SHEPARD AND FALLS TOWNSHIP**

---

**ITEM #5: MOTION TO APPROVE PROPOSAL OF STRATEGIC INVESTIGATIVE  
RESOURCES, LLC FOR EXECUTIVE BACKGROUND INVESTIGATION**

---

**ITEM #6: CONSIDERATION OF APPROVAL HIRING POLICE OFFICER SEAN  
PERRY**

---

**ITEM #7: AMAROK LLC – CONDITIONAL USE HEARING – 100 RIVER ROAD –  
TMP# 13-051-001-032**

---

**ITEM #8: LEVITTOWN LANES – ALLEN AND MARY ELLA EPISCOPO –  
PRELIMINARY/FINAL LAND DEVELOPMENT – TMP # 13-019-167, 13-  
019-169 AND 13-168-001 – 8815 & 8821 NEW FALLS ROAD**

---

- 
- ITEM #9: CONSIDERATION OF APPROVAL FOR CERTIFICATE OF APPROPRIATENESS – 133 YARDLEY AVENUE – TMP # 13-032-040  
ERECT GARAGE WITH PINE BOARD AND BATTON SIDING WITH A STEEL BLACK ROOF
- 
- ITEM #10: CONSIDERATION OF APPROVAL FOR CERTIFICATE OF APPROPRIATENESS – 2 MEETINGHOUSE SQUARE – TMP # 13-020-319  
REPLACE CEDAR ROOF WITH CEDAR ROOF
- 
- ITEM #11: CONSIDERATION OF APPROVAL FOR CERTIFICATE OF APPROPRIATENESS – 37 MAIN STREET – TMP # 13-020-277 – REMOVE EXISITING CONCRETE WALKWAY, PATIO AND SOLID WOOD FENCE. REPLACE WITH PAVING STONES, RETENTION WALL AND NEW 6 FT. SHADOW BOX WOOD FENCE
- 
- ITEM #12: CONSIDERATION OF APPROVAL FOR CHANGE ORDER #16, 17 & 18 FOR RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
- 
- ITEM #13: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 7 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
- 
- ITEM #14: CONSIDERATION OF APPROVAL FOR CHANGE ORDER #5 FOR MYCO MECHANICAL, INC FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
- 
- ITEM #15: CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 3 FOR ALLSTATES MECHANICAL LTD FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
- 
- ITEM #16: CONSIDERATION OF APPROVAL FOR CHANGE ORDER #5 FOR RONCO TECHNOLOGY SOLUTIONS, LLC FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
- 
- ITEM #17: CONSIDERATION OF APPROVAL FOR CHANGE ORDER #2 FOR GRACE CONSTRUCTION FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
- 
- ITEM #18: CONSIDERATION OF APPROVAL FOR CHANGE ORDER FOR THE 2025 LANDSCAPING BID
- 
- ITEM #19: CONSIDERATION OF THE 2025 DIESEL AND UNLEADED FUEL BIDS FOR FALLS TOWNSHIP
- 
- ITEM #20: CONSIDERATION OF APPROVAL FOR SURPLUS VEHICLE BIDS
-

ITEM #21:	CONSIDERATION OF APPROVAL OF PROCLAMATION FOR DISABILITY PRIDE MONTH
ITEM #22:	CONSIDERATION OF APPROVAL FOR THE ENVIRONMENTAL POLICY FROM CRUM & FORSTER SPECIALITY INSURANCE COMPANY
ITEM #23:	CONSIDERATION OF APPROVAL FOR THE FLOOD INSURANCE POLICY FROM TOKIO MARINE SPECIALTY
ITEM #24:	CONSIDERATION OF APPROVAL FOR THE CYBER RISK COVERAGE POLICY FROM TRAVELERS
ITEM #25:	CONSIDERATION OF APPROVAL FOR VALLEY DAY SCHOOL LEASE AGREEMENT
ITEM #26:	CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD, DISABLED PERSONS ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, HISTORICAL ARCHITECTURAL REVIEW BOARD, HISTORIC PRESERVATION COMMISSION, NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE, PARKS & RECREATION BOARD, PLANNING COMMISSION, POLICE PENSION COMMITTEE, SHADE TREE COMMISSION AND ZONING HEARING BOARD
ITEM #27:	CONSIDERATION OF APPROVAL FOR ESCROW RELEASE
ITEM #28:	MINUTES – MAY 21 AND JUNE 10, 2025
ITEM #29:	ENGINEERS REPORT
ITEM #30:	BILL LIST
ITEM #31:	CAMPBELL DURRANT, P.C. BILL LIST
ITEM #32:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #33:	MANAGER COMMENT
ITEM #34:	BOARD COMMENT
ADJOURNMENT	

## **June 23, 2025**

**There are three separate bills lists.**

1. The primary June bills list totals \$4,581,836.19. Of that amount, \$2,809,463.13 or 61.3%, is Payroll and Benefits. The remaining 38.7%, totaling \$1,772,373.06, includes the following payments:
  - Rycon Construction for the twenty-first release of payment for the general contracting portion of the Municipal Building renovation project for \$533,195.07 (11.6%)
  - Payments to Allsteel LLC and Corbett Inc for the desks/furniture/meeting room tables/etc. at the Township Building totaling \$427,359.09 (9.3%).
  - Allstates Mechanical Ltd. for the nineteenth release of payment for the mechanical portion of the Municipal Building renovation project for \$89,852.50 (2%)
  - Legal and Engineering services and invoicing/releases from project escrows totaling \$85,443.35 (1.9%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
  - QPI Electrical for the nineteenth release of payment for the electrical portion of the Municipal Building renovation project for \$71,837.80 (1.6%)
  - Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$49,390.00 (1.1%)
2. The second June bills list totals \$19,034.29 representing payments made to Campbell Durrant for Township labor/personnel legal matters.
3. The third June bills list totals \$326,849.45 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.