

Township of Falls



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

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

AGENDA – SEPTEMBER 22, 2025

TIME: 7:00 PM E.S.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**

**PROCLAMATION FOR ARCHIE THE FOX AS THE OFFICIAL
MASCOT FOR FALLS TOWNSHIP**

**PRESENTATION OF ARCHIE’S HEROS AWARDS FROM THE PARKS & RECREATION
DEPARTMENT**

ITEM #1:	EXECUTIVE SESSION
ITEM #2:	PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON FORTY-FIVE MINUTE MAXIMUM
ITEM #3:	NP FALLS TOWNSHIP INDUSTRIAL, LLC – MINOR SUBDIVISION – SORRELLS BOULEVARD – LOT 11 – TMP# 13-051-001
ITEM #4:	LAUNDRY PROPERTIES, LLC – PRELIMINARY/FINAL LAND DEVELOPMENT – 316-320 W TRENTON AVENUE – TMP# 13-035-030 & 13-035-031
ITEM #5:	CONSIDERATION OF APPROVAL ADOPTING RESOLUTION ESTABLISHING 2026 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE POLICE PENSION PLAN
ITEM #6:	CONSIDERATION OF APPROVAL ADOPTING RESOLUTION ESTABLISHING 2026 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE NON-UNIFORM PENSION PLAN

ITEM #7:	CONSIDERATION OF APPROVAL ADOPTING RESOLUTION ESTABLISHING 2026 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE PMRS PENSION PLAN
ITEM #8:	CONSIDERATION OF APPROVAL AUTHORIZING ADVERTISEMENT FOR AUDIT OF THE 2025 FINANCIAL RECORDS
ITEM #9:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 30, 31, 32 & 33 FROM RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #10:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 4 FROM ALLSTATES MECHANICAL FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #11:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 3 FROM JONES ENGINEERING ASSOCIATES FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #12:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 1 FROM JONES ENGINEERING ASSOCIATES FOR THE MARTINS CREEK STORMWATER CONVEYANCE WORKS & STREAMBANK RESTORATION
ITEM #13:	CONSIDERATION OF APPROVAL OF THE SAFETY MANUAL FOR THE FALLS TOWNSHIP MUNICIPAL BUILDING
ITEM #14:	CONSIDERATION OF APPROVAL OF RESOLUTION FOR JOHN SHEPHERD TO BE APPOINTED AS THE TOWNSHIP OPEN RECORDS OFFICER
ITEM #15:	CONSIDERATION OF APPROVAL FOR PROPOSAL FROM REMINGTON & VERNICK ENGINEERS FOR TRAFFIC ENGINEERING SERVICES ASSOCIATED WITH AN UPGRADE AND MODERNIZATION OF THE EXISTING TRAFFIC SIGNAL LOCATED AT HOOD BOULEVARD & PENNSBURY EAST HIGH SCHOOL DRIVEWAY
ITEM #16:	CONSIDERATION OF APPROVAL FOR THE AUCTION OF SURPLUS VEHICLES
ITEM #17:	CONSIDERATION OF APPROVAL OF PROPOSALS FOR REPLACEMENT OF MOTOR STARTERS IN THE PUMP ROOM AT THE PINWOOD POOL
ITEM #18:	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 #19: MINUTES – AUGUST 25, 2025 AND SEPTEMBER 9, 2025

ITEM #20: ENGINEERS REPORT

ITEM #21: BILL LIST

ITEM #22: CAMPBELL DURRANT, P.C. BILL LIST

ITEM #23: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #24: MANAGER COMMENT

ITEM #25: BOARD COMMENT

ADJOURNMENT

September 22, 2025

There are three separate bills lists.

1. The primary September bills list totals \$2,596,729.12. Of that amount, \$1,173,974.25 or 45.2%, is Payroll and Benefits.

The remaining 54.8%, totaling \$1,422,754.87, includes the following payments:

- Rycon Construction for the twenty-fourth release of payment for the general contracting portion of the Municipal Building renovation project for \$454,895.21 (17.5%)
- Distribution of the State's funding supporting the Volunteer Fire Relief Associations of the three Fire Companies serving Falls Township totaling \$279,971.79 (10.8%)
- Grace Construction and Ronco (formerly Sage) for the Municipal Building renovation project totaling \$84,725.55 (3.3%)
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$78,494.65 (3%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$75,945.79 (2.9%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Miller Materials for road materials for paving on Cedar and Corbin in the amount of \$35,168.51 (1.4%)
- Myco Mechanical for the twenty-first release of payment for the plumbing portion of the Municipal Building renovation project for \$29,621 (1.1%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$27,570 (1.1%)
- Allstates Mechanical Ltd. for the twenty-second release of payment for the mechanical portion of the Municipal Building renovation project for \$26,375 (1%)
- Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$22,823.72 (<1%)
- Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, software & support, seminars, and materials & supplies totaling \$18,748.03 (<1%)

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2. The second September bills list totals \$22,198.10 representing payments made to Campbell Durrant for Township labor/personnel legal matters.
3. The third September bills list totals \$252,495.80 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.