

Board of Supervisors – July 28, 2025

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

<b>JEFFRY E. DENCE, CHAIRMAN</b>	<b>PRESENT</b>
<b>ERIN M. MULLEN, VICE-CHAIRPERSON</b>	<b>PRESENT</b>
<b>BRIAN M. GALLOWAY, SECRETARY</b>	<b>PRESENT (On-Line)</b>
<b>JEFFREY M. BORASKI, SUPERVISOR</b>	<b>PRESENT</b>
<b>JOHN W. PALMER, SUPERVISOR</b>	<b>PRESENT</b>

The meeting was called to order 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 Douglas Waite.

**ITEM # 1 EXECUTIVE SESSION**

Mr. Clarke said the Board has not held an Executive Session since their last meeting.

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

No one signed in for Public Comment.

**ITEM # 3 EAGLE SCOUT PROJECT PRESENTATION FOR SAND  
VOLLEYBALL COURT**

Troop 316 Boy Scout Kier Regan presented his plans for his Eagle Scout project. He proposes to make upgrades to the sand volleyball court at the community park. He plans to replace the borders and put down new sand. The borders are currently 2 x 4's and will be replaced with 4 x 4's which will work better by keeping the sand in the court. The dimensions are 80 x 50. Kier is a volleyball player at Neshaminy High School. He appeared before the Parks & Rec Board and also met with Mr. Joe Arnao.

**ITEM # 4 CONSIDERATION OF APPROVAL HIRING POLICE OFFICER  
BRANDON HUGHES**

Chief Whitney said Mr. Hughes graduated from Oregon State with a Bachelor's degree and was then drafted into the NFL. Mr. Hughes lives nearby with his wife and children and also runs a gym in Middletown Township. Member Galloway moved to approve the hiring of Brandon Hughes; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 5      CONSIDERATION OF APPROVAL HIRING POLICE OFFICER  
KEVIN DIPAOLO**

There was no action on this agenda item as the candidate has accepted a job offer elsewhere.

**ITEM # 6      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**

Mr. Mike Meginniss (Begley Carlin) represents the applicant. Ms. Kristen Holmes (Holmes Engineering) was also present. Mr. Meginniss said this property is known as Levittown Lanes. He will refer to the property as a singular property although it consists of multiple parcels. The total property combined is approximately 1.5 acres. The properties are split zoned as NC and NCR. This proposal is for a 24-unit apartment complex. The Episcopo's are pouring all of their savings and money into this project to make sure they do this correctly. They have owned this site for over 50 years. The impervious will be reduced by 32%, they will improve the storm water flow and they will add a significant amount of green space. Almost all of the waivers for this project relate to existing conditions which they are improving. Often for multi-family residential, one of the biggest issues relates to parking. They have 24 units and 70 parking spaces proposed. His clients will maintain ownership of the property. They are in a residential community along this strip of the Township. They appeared before the Planning Commission and received unanimous recommended approval. They have re-submitted their development application to the Engineer's office. Everything in the review letter has been addressed with the exception of the waivers they are requesting. There was a concern about the location of the dumpster. The dumpster was in close proximity to residential properties. They are fine to locate the dumpster across on Orchard in the parking field to move it away from the majority of the residential properties. They have run that by Mr. Jones's office. The majority of the people who were coming to Levittown Lanes were already parking across the street. We are installing a number of improvements to make it a safer pedestrian condition. Mr. Clarke addressed Mr. Meginniss and said you are agreeing to move the dumpster. If the Board were to approve this tonight, you would revise your plans to show the new location of the dumpster and once it appears on the plans, you cannot move it to a subsequent location because that would be in non-compliance of the plan. Mr. Meginniss said that is correct and they are fine with that condition. Ms. Holmes gave a brief overview of the project. This is for three parcels, separated by Orchard Drive. This property is almost 100% impervious and they will reduce it by 32%. They will also provide a vegetated perimeter. They will improve pedestrian and traffic safety. They are also adding sidewalks along the frontage of the property. Mr. Michael Episcopo said a little over three years ago they lost their livelihood. Everything they have was derived from the bowling alley, the Bandbox and the pizzeria. He is requesting approval as he wants to pass this legacy on to his children. Mr. Allen Episcopo thanked the Board for hearing them today. He has been in the Township since 1962 and he has a lot of friends. Unfortunately, they had a bad fire and they want to



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do something to improve the property. The building they have proposed is a beautiful building and he hopes this gets approved. Mr. Meginniss said the majority of the waiver requests relate to existing conditions at this property. Member Mullen asked for clarification of the reduced impervious surface as the Zoning Hearing Board said it would be reduced by over .25 acres. Mr. Meginniss said it is because the site is not 1 acre but it is 32% of 1.5 acres. Member Palmer asked about storm water management. Did you have enough green to cover the numbers with that? Ms. Holmes said with the reduction of impervious, it meets the requirements of the storm water management ordinance. There was an area of concern they revised and regraded but yes, it does meet the requirements with what we have around the perimeter. Member Palmer asked about age restrictions. This property is not age restricted.

Mr. Michael Mullen said he and his wife have lived at 120 Amelia Drive for the past 35 years. Mr. Mullen asked where exactly the dumpster would be going. Ms. Holmes showed on the diagram the dumpster placement which would be in the larger parking lot. Mr. Mullen said not in my backyard. This is something he's been told numerous times is not a valid argument to oppose your neighbor's construction project. This may be true however, it is the reason zoning laws and ordinances were created. Mr. Mullen said the Zoning Hearing Board was created to allow for dialog between parties regarding proposed variances of these laws. Zoning meetings are meant for all concerned parties to voice their opinions. Mr. Mullen referenced the Zoning Hearing Board meeting scheduled and held in April of 2024. The agenda item for the Levittown Lanes land development project was the last item of the evening. Many surrounding property owners were in attendance and wanted to express their opposition to this project. Unfortunately, the meeting went very late and the Levittown Lanes agenda item was not addressed until after midnight. By this time, many residents who wanted to comment at the meeting had to leave due to having to work the next day. The Board should have realized this was a hot topic as they were given a petition prior to this meeting with over 400 signatures of Falls Township residents opposing the proposal. Mr. Mullen said they all felt the entire issue was pushed through and should have been rescheduled but it was not. The Board approved all variances. He said this is another step to turn Falls Township into a renter's paradise. Mr. Mullen said he stands here speaking for all the property owners on Amelia Drive, Orchard Lane and the over 400 residents who signed the petition opposing this project. We disapprove in the strongest possible terms. This will have a negative effect on their lives and neighborhood. This building should only be two stories and limited to sixteen apartments. We feel this Board should send this issue back to the Zoning Hearing Board so anyone who wants to speak may be heard. We feel our Township has let us down and our elected officials have no concern for our interests or wellbeing.

Mr. Wayne Bell said no one hates the property owners. It is the idea of what the building represents. The density of the people who are going to live there will disturb the neighborhood. Mr. Bell feels the street needs to be wider. When the fire happened, it took a day to put it out because there were no fire hydrants. Everyone would be happy if you made it two stories and put a bowling alley in a basement. Mr. Bell mentioned an article about Revitalizing-Ready Guide from the EPA. Mr. Bell said he has a lot of information about urban planning ethics and read some information from the document. Mr. Bell said Deion Sanders had bladder cancer. Major of Levittown lost his legs due to a blood-borne disease.



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There was a young lady who was just killed in a car accident. Mr. Bell asked for a moment of silence.

Ms. Jennifer Metzger said her concern is for the entire community. She lives across from the non-working Pennsbury High School sign. She said it changes the community not to have access to information. It is devastating to drive by the sign that is out and it is the same for Levittown Lanes. It was devastating to everyone when we lost Levittown Lanes and not have appropriate fire hydrants. Her concern is that this property sits in front of eight homes on Orchard Lane which is a dead-end street. Those homes also do not have proper access to fire hydrants. None of that has been fixed in the three years since Levittown Lanes has been down. Putting a 50-foot building there is not appropriate. It looks over all of the homes and all of the businesses in the area. It is a nice idea to take it from 100% impervious down to 68% but that is still well over what it should be in the area. She would like this to still be commercial property and not residential. Ms. Metzger is not sure how the family would be capable of running a residential property since they previously managed a commercial property. Ms. Metzger feels they are taking one family's wants and needs over the rest of the community. The petition is now over 420 digital signatures and 79 wet signatures. We understand they may not be able to put another sports complex in, but that is what this area doesn't have. We do not have a PAL center in this area and that may be something to consider. To make the \$30,000 that the owner is requiring, they can do that with parking spaces that are paid – 7:00 a.m. to 8:00 p.m. at \$10 per day for 120 spaces. That would cover their financial needs and would keep it as commercial. It would also allow it to be a timed space. She is asking that this stay commercial. Ms. Metzger asked why there aren't any sidewalks instead of striping. Who will maintain landscaping and snow removal? For property management, what happens when something goes down at 2:00 a.m.? There have been issues with sewer and water throughout all of Falls Township. This has not been updated with sewer and water management for 24 additional families. We do not require additional housing in Falls Township. Where will the kids play? There are people who have been hit or lost their lives on New Falls Road. Ms. Metzger said while coming home from the Planning Commission, she drove down this street and three unsupervised children were in the road. They do not cross where there are lights. Where will the streetlights be? Where is the HVAC system?

Mr. Meginniss said there will be a property management company and they typically have service contracts. They are installing sidewalks, improving pedestrian access and there is a reduction in traffic from a commercial use on this site. They are improving the storm water flow and adding green space. Member Palmer asked if they received approval from the Fire Marshal's office for fire protection. There were a couple comments made about not having adequate water supply. Ms. Holmes said they addressed the comments on a resubmission. Mr. Meginniss said everything from the Fire Marshal is a will comply. If the Fire Marshal does not sign off, they cannot do anything.

Ms. Jennifer Metzger said there is no reduction in traffic. Levittown Lanes did not have 600 people per day or 300 people an hour. You are talking about 24 families and all of their friends and families. People will park on Orchard Lane to unload their vehicles. She doesn't even know where the elevators will be for this building. For the fire, just because it is a will comply, doesn't mean it is appropriate.



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Mr. Rich Dippolito said it has been three years since the fire. The fire hydrant out front did work. You are talking about a heavy fire load of a bow string construction building. When it burned, they needed more water than they got out of the hydrant out front so they hit multiple hydrants. It is not that the hydrants didn't work; they just had to use multiple hydrants. It is common in a fire that size and then they try to go off of different water lines. Mr. Mullen said the hydrant that they used was all the way down Amelia Drive near the elementary school. Member Mullen moved to approve Resolution # 2025-19 to approve the 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; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 7      CONSIDERATION OF APPROVAL FOR COOPERATION  
AGREEMENT BETWEEN THE REDEVELOPMENT AUTHORITY  
OF THE COUNTY OF BUCKS AND FALLS TOWNSHIP FIRE  
COMPANY NO. 1**

Mr. Clarke said when a local business or entity is getting a grant, there needs to be a local sponsor. We recently did this with Snipes Farm within the last year or so. The municipality acts as the local sponsor. There is no risk or cost to the Township. If they default on this loan, it is not as if someone can come back to us. The only real cost is some minor administrative items in the beginning. Member Galloway moved to approve the Cooperation Agreement between the Redevelopment Authority of the County of Bucks and Falls Township Fire Company No. 1; Member Palmer seconded the motion; all board members were in favor. (5-0)

**ITEM # 8      CONSIDERATION OF APPROVAL FOR CERTIFICATE OF  
APPROPRIATENESS FOR 38 OLD LOCUST AVENUE – TMP # 13-  
029-297-001 – REMOVE CEDAR SIDING AND INSTALL JAMES  
HARDIE SIDING**

Member Galloway moved to approve the Certificate of Appropriateness for 38 Old Locust Avenue, TMP # 13-029-297-001 to remove cedar siding and install James Hardie siding; Member Palmer seconded the motion; all board members were in favor. (5-0)

**ITEM # 9      CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 19, 20,  
21, 22 & 23 FOR RYCON CONSTRUCTION, INC. FOR THE  
TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT**

Member Palmer said some of the items have tax included. We are tax exempt, correct? Mr. Gates said it is a tax exempt project but there are certain categories that are not tax exempt. There will be a deduct change order for that. Member Galloway moved to approve change orders 19, 20, 21, 22 and 23 for Rycon Construction, Inc. for the Township Municipal Building Renovation Project in the amount of \$43,022.65; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1)



**ITEM # 10 CONSIDERATION OF APPROVAL RONCO TECHNOLOGY SOLUTIONS, LLC TO INSTALL SECURITY CAMERA MOUNTING FOR THE FALLS TOWNSHIP POLICE STATION**

Chairman Dence said this is roughly \$925. Member Galloway moved to approve for RONCO Technology Solutions, LLC to install security camera mounting for the Falls Township Police Station; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 11 CONSIDERATION OF APPROVAL FOR CHANGE ORDER #2 FOR GRACE CONSTRUCTION FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT**

Chairman Dence said they revised this from the last meeting. Ms. Jennifer Metzger said these were prepaids that we weren't going to pay and asked for the new amount. Ms. Metzger said they should bill hourly. What are the amounts for, when are they for and why do we have to pay ahead? Mr. Gates said the new amount is \$236,425.22. They cannot bill unless these monies get added to their contract total and they bill monthly against that amount. It is an hourly rate that they have agreed to. It gets reviewed and approved before we get paid. Mr. Clarke said this amount, if approved, will be paid to Grace Construction for the work they have done. Member Palmer moved to approve change order # 2 for Grace Construction for the Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 12 CONSIDERATION OF APPROVAL FOR BIDS FOR THE PEDESTRIAN CROSSWALK UPGRADES AT NEW FALLS ROAD AND VERMILLION DRIVE**

Member Boraski said this project has been two years in the making. He expressed thanks to the Board, Manager Takita and RVE. Member Boraski said our State Representatives and the State of PA wanted nothing to do with this and it is a State Highway. Most of the delay was probably the State of PA for a project they did not fund and did not want to help. The Township will fund this project. It crosses Thornridge into Vermillion and all those students walk across that roadway. One of his first years on the Board they approved the New Falls Road sidewalks and there was no discussion and no money at the time. We put ramps in and did no crosswalk buttons and no lights. It is bittersweet to finalize the project during his last meetings as a Township Supervisor. There will be push buttons and crosswalk signals. The shoulder will be widened as well. PennDOT required us to do a lot of work that they could have helped out with. Member Boraski moved to approve the Pedestrian Crosswalk upgrades at New Falls Road and Vermillion Drive in the amount of \$59,990; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 13 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**

There were no appointments this evening.

**ITEM # 14 CONSIDERATION OF APPROVAL FOR ESCROW RELEASE**

There was no action on this agenda item.

**ITEM # 15 MINUTES – JUNE 23 & 30, 2025**

Member Palmer moved to approve the minutes from June 23 & 30, 2025; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who abstained from the vote. (4-0-1)

**ITEM # 16 ENGINEERS REPORT**

There were no comments on the Engineer's Report.

**ITEM # 17 BILL LIST**

Ms. Toni Battiste asked why the electric, water, cable/internet and telephone bills were so high. Chairman Dence said it covers every building in the Township. Ms. Battiste asked if the issue of not hearing people on the meeting replay when people call into a meeting has been corrected. Chairman Dence said it has been fixed. Ms. Jennifer Metzger said for the minutes – you look at them and you approve they are correct? But they are not. Is there somewhere we can look at those for you before they are approved? Chairman Dence said no, they are not official until they are approved. Ms. Metzger said they have not always been correct. She noticed it from the May meeting. When she was glancing through she saw something that was not right. It wasn't a major issue but it is a common problem where someone says something and it was taken incorrectly. You are saying one thing and we are saying another. At the end of the day the information is not being recorded correctly and we have no way to check it for you. Her other question is when they do a call in for a Zoom and ask to speak, your website says we can talk but when you call in, the person who answers said no, we cannot talk. Mr. Clarke said they stopped that a couple of years ago. You have to be in the room for public comment. Member Boraski moved to approve the bill list in the amount of \$3,432,816.41; Member Galloway seconded the motion; all board members were in favor. (5-0)



**ITEM # 18 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST**

Member Boraski asked what is this firm still doing? Mr. Clarke said they are still involved in the police contract arbitration and they are still involved in some of the disciplinary matters where they are serving as witnesses or providing information. One of the main things is finishing up on the police contract. We can look into getting additional information for next month. Member Boraski thinks they did a terrible job for the Township and he will not be approving their bill. Member Galloway moved to approve the bill list for Obermayer Rebmann Maxwell & Hippel, LLP in the amount of \$3,690.50; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (4-1)

**ITEM # 19 CAMPBELL DURRANT, P.C. BILL LIST**

Member Galloway moved to approve the Campbell Durrant, P.C. bill list in the amount of \$24,120.21; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 20 JONES ENGINEERING ASSOCIATES BILL LIST**

Ms. Jennifer Metzger said you gave us the bill list but we do not have any breakdown of what the bills are. Some of them seem extreme or ridiculous like \$24,000 for labor or personnel. Mr. Clarke said that is not the Jones Engineering Associates bill list. Chairman Dence said we gave you the complete bill list there would be too much that would need to be redacted or edited by lawyers. Ms. Metzger said \$322,000 is not a bill list; it is a journal entry and it doesn't mean a thing because we do not know what it is for. Ms. Metzger said it does not show journal entries for each vendor. Manager Takita said the public is provided with a bill list narrative provided by the Finance Department. Member Boraski moved to approve the Jones Engineering bill list in the amount of \$322,754.45; Member Mullen seconded the motion; all board members were in favor with the exception of Chairman Dence who voted abstained. (4-0-1)

**ITEM # 21 MANAGER COMMENT**

There was no action on this agenda item.

**ITEM # 22 BOARD COMMENT**

Member Boraski said he has been a volunteer in the Township for about 20 years. He has met a lot of people and is accessible to everyone in the Township and he only had one person reach out to him about the Levittown Lanes project. The only issue they brought up was the dumpster. He never saw a list that people were signing and did not receive any phone calls or emails. He feels for the residents and also the property owners. His decision was based on no one reaching out to him.



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Member Galloway expressed thanks and would like to congratulate Member Boraski for all the work he has done on the New Falls Road pedestrian crossing. He lived in Vermillion Hills and saw some tragic things happen on that roadway.

Member Palmer – No comment.

Member Mullen – No comment.

Chairman Dence also expressed thanks to Member Boraski.

Member Palmer moved to adjourn the meeting; Member Boraski seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 8:00 p.m.

  
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Brian Galloway, Secretary



