

Board of Supervisors – September 22, 2025

**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 (ON-LINE)
JEFFREY M. BORASKI, SUPERVISOR	ABSENT
JOHN W. PALMER, SUPERVISOR	PRESENT

The meeting was called to order at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Boraski. Also present were Township Manager John Shepherd, Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Douglas Waite.

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

There was no action on this item.

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

There was no action on this item.

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the Board met prior to tonight's meeting to discuss three matters of litigation and several personnel matters.

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

Mr. Scott Vanblarcom (41 Peartree Lane) read a letter he received regarding suspicious activity at 36 Peartree Lane. The letter states the property is an unlicensed and unregistered recovery house. The property is registered with the name of Serenity Recovery Residences LLC. The owners, Jessica Cook and her husband Chris, are the CFO and CEO of Reprieve Recovery, an inpatient alcohol and drug rehabilitation detox facility in Ewing, NJ. The owners are trying to pass this home as a group home. A group home is a non-transient residence which houses medically and physically handicapped people. A recovery house is only allowed in the Highway Commercial district in Falls Township. Pinewood is not a Highway Commercial district. They are trying to say this is a group home. There are multiple vehicles with plates from different states constantly coming to and leaving from

this property. The letter further states that individuals congregate and come and go at all hours of the day and night. Mr. Vanblarcom said there are always multiple vans coming to and from that property. This neighborhood should not have a recovery house with transient recovering addicts or alcoholics. Mr. Vanblarcom said he did not write the letter, but he agrees with everything in the letter. When people first moved in, it appeared to be a young family living there. They moved out after a couple of weeks and now there are about thirty individuals coming and going every day. It does not appear they have an individual person, such as a supervisor, that is always staying at the house. It had been empty for a couple of weeks and hundreds of Amazon packages piled up in front of the house. Chairman Dence said they became aware of this about a month ago and believe the same people purchased more than one home and are doing the same thing. They did not come and say they were putting a recovery home in and that's what they did. Mr. Clarke said this was reviewed over the last couple of days and earlier today by Mr. Takita, the Zoning Officer and Chief Code Enforcement Officer. The property is in the Neighborhood Conservation Residential (NCR) district. The proposed use qualifies as a group home. It is a permitted use under Chapter 209.20BNCR, Use Regulations and the definition of a group home. It has been looked at and the Zoning Officer said it is a permitted use. We are continuing to look at it with the Zoning Officer and the Chief Code Enforcement Officer but that is the initial review. Chairman Dence asked if we passed something a couple of years ago. Mr. Clarke said we did with regard to group homes. Group homes are when there is more than a certain number of people residing at the house. This appears to be five people and it meets the definition of family. The definition of family consists of five or less people who are living together in a home, eating meals together and living in a common living space. Under our initial review of this, it does meet the definition of a group home and it is permissible in this district. We are continuing to review this and gather more information with Mr. Takita. Chairman Dence asked if it were possible to monitor this. Mr. Clarke said you can but the Township needs to be careful not to be treating this group of residents any different than another group of residents who are also making their home together. Member Palmer asked if they are using this as a home or as a meeting room. He heard Mr. Vanblarcom mention bus loads pulling up, with thirty people a day. Mr. Clarke said the Zoning Officer and Chief Code Enforcement Officer has made a determination. He visited the property on September 19, 2025 to confirm the condition of the property and met with the property manager at the site. The house and the site were in good order with no violations. Only five beds were in the home and there were no storage items in the home that would indicate an intent to house more individuals. Periodically throughout the day, a supervisor will visit the home and once a week they have group meetings with another group home in the living room for approximately an hour. The company runs the same model from another location in the Township and they indicated they haven't received any complaints. Mr. Vanblarcom asked if the property manager was one of the two individuals in the letter. Mr. Clarke said he did not know. Mr. Clarke said it is important for Mr. Vanblarcom and everyone to understand when it is five or less the law doesn't allow us to treat them any differently than five or less other people who are living together and making this their home. The Fair Housing Act does not allow us to say you can't have people come into your house or you can't have visitors. There are different distinctions between sober living facilities and group homes.

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From the initial information we have had in the past week, this qualifies as a group home. Mr. Vanblarcom asked if a group home is for recovering addicts. Mr. Clarke said it can be. Mr. Vanblarcom asked if the Township could allocate some resources to monitor this. If you do, you will see the vans and the random cars with 25 or 30 people. Mr. Clarke said it is no different than if Mr. Vanblarcom had 25 or 30 people coming to his house. This continues to be under review by the Zoning Officer. We are mindful of enforcing the codes of the Township and not violating anyone's rights.

Ms. Judy Kozak (Peartree Lane resident) provided Ordinance documentation to Chairman Dence. Ms. Kozak wanted Mr. Clarke to read the document. Mr. Clarke said this is different from that Ordinance. Ms. Kozak said the law restricts group homes to the Township's low-density residential zoning district and sober living environments to the highway commercial district. Pinewood doesn't seem to be in either. Mr. Clarke said if it is five or less, they are considered a family. As the email from the Zoning Officer and Chief Code Enforcement Officer said, it is permitted. That Ordinance deals with larger numbers of people living in a group home. Mr. Clarke said we have to follow the Federal law, the Fair Housing Act says if it is five or less people living together and are taking their meals together, they're living in the same home. It is not modified and it is not set up like a dorm room. They bought it as an LLC, Serenity Recovery Residences. Member Palmer asked if they are registered; each one as an individual? He said there are claims of up to 30 people living here. How do we know they are a family if we don't know who they are. Mr. Clarke said the law doesn't require you to be blood related. Member Palmer said when you move into Village of Pennbrook, you have to list the names of who is living there. If they are paying for room usage there, they would have to write their name down. Mr. Clarke said there are many rental properties in the Township that could rent to an unmarried couple or they have another friend or two living with them. The law recognizes that you don't have to be blood or by marriage to be considered as a family. Chairman Dence asked if this is a business, wouldn't it be considered different than a residence? Mr. Clarke said it is like anyone who is leasing or renting their property. We have rental properties throughout the Township. Ms. Kozak said basically there is nothing that we can do. Mr. Clarke said the Zoning Officer has reviewed it. It is ongoing and we are obtaining some additional information. After his initial review, this is a permitted use. Ms. Kozak said this is also right around the corner from an elementary school.

Ms. Margaret Marino is one of the owners of 399 Thornridge Dr. She is here to talk to you about the upper part of Thornridge Dr. Ms. Marino would like to request a timeline and some solutions to the speeding and traffic issues. She wants to feel comfortable with her grandkids playing in her own front yard. She has lived there for 67 years. Ms. Marino said she and her late mother had previously raised concerns about the upper part of the drive. She has reported this to the Traffic Advisory Committee since 2014, but she has been told this area does not meet the criteria for traffic calming solutions to be implemented. This past accident is about the tenth accident that has occurred directly in front of her home. The last accident was reportable and she now has a Falls Township Police Department case number. The issue on the upper drive starts at Tanglewood coming off of Penn Valley Road and there are four sharp bends which change direction in quick succession, making it

difficult for drivers to see what is ahead and nearly impossible to pull out of the three side streets (Teaberry, Twin Leaf and Thin Bark). It has always been nearly impossible to pull out of our driveway because of the site distance issue. Levittown is not the same as when Levitt first built it. There are vehicles parked on both sides of the street and the part where she lives is narrow. Speed is an issue. It is 25 mph now. We have submitted a Right-To-Know request to obtain information about posted stop signs as well as accidents. Most of the accidents are non-reportable. The last accident she spoke about almost took out her entire family. There are ten total bends on the drive, but she is concerned with these four and suggested the speed be reduced. Ms. Marino said she knows there are many solutions out there. The police department has put out speed spy equipment, but the problem is that all of Thornridge Drive is 25 mph. Ms. Marino thinks this is going to come back from the police department who will say this does not meet the criteria. Ms. Marino wants to see the speed be reduced, then use the speed spy and see what it is happening on these curves. She knows you and the police are well aware of some solutions. She understands engineering studies. She wants to be able to live at her home comfortably and safely without fear. She has been asking for your support and your help since 2014. Chairman Dence said the supervisors learned about this at our meeting two weeks ago. We directed our Manager and the Police Chief to work with the Traffic Engineer and look into some solution for this. The local police in Pennsylvania cannot use radar. Are we able to lower the speed limit? Mr. Clarke said depending on what road it is and depending on if it is adjacent to a county road or PennDOT road, we would need to look into it. Chairman Dence said people do not pay attention to the speed limit now on any road. Maybe striping the road or something similar would be helpful. It makes the road seem narrower than it is and sometimes slows people down. PennDOT has a whole handbook on traffic calming. Manager Shepherd, the Police Chief and the Traffic Engineer are working together to try to come up with something. Nothing happens overnight and that is the most frustrating thing for all of them.

Ms. Nicole Paschke said she previously spoke at the September 9th Board meeting. She wants to reiterate her concerns regarding upper Thornridge Drive and the traffic issue that extends from Tanglewood Lane to Teaberry Lane. On August 10th, Ms. Paschke and her family were outside playing when a car hopped the curb, drove across their driveway and lawn where she, her children and her husband were all playing. This accident could have been tragic, but this is only one of many accidents at this location. Ms. Paschke said this accident has caused her the most distress. People use Thornridge Drive like a freeway and they maintain their speed around the tight narrow blind bends. Four of the bends are located on the top of the drive. Her home sits between two of them. This area has been a problem for decades as Ms. Paschke's grandparents previously owned this home for 67 years. Ms. Paschke said they have witnessed parked cars getting totaled, trees that had to be taken down after being hit, pedestrians nearly killed, verbal and physical altercations and hit and run incidents. All of these were non-reportable accidents as an accident only becomes reportable when an injury or death occurs. For the last 11 years, there have been multiple attempts to address their concerns about upper Thornridge Drive with the Board of Supervisors, the police and other committee members within our Township. They have all been made aware of their concerns and have acknowledged the issues with this area. Ms.

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Paschke said she understands these things take time and approval is needed but eleven years has gone by. At the last meeting, Ms. Paschke said she asked for consideration to apply for a state grant through the Department of Community and Economic Development to help with the improvements. Is this being considered at this time or has a budget been discussed regarding this area for the improvements to be approved during this budget season? At the last meeting, Chief Whitney discussed a new technology for disguised speed radar to be placed in the areas of concern. This would give everyone a true assessment of the speed in these areas. The devices were randomly placed on light posts where the speeding issue is not assessed properly. We see the issues day in and day out and specifically know where these speed devices should have been placed. The entire drive speed limit is posted at 25 with 10 tight narrow blind bends within a two-mile distance. Township police cannot use speed guns to track true speed, therefore, the police can really only stop vehicles for speeding once they exceed 15 mph over the posted speed limit. This means a speed problem in the area where the new radar is set up will only alert an issue if people are driving 40 miles an hour in a residential area. Ms. Paschke's suggestion would be to lower the speed limit around the bends to 10 to 15 mph with the 25 mph speed limit for the rest of the drive. According to Falls Township Article 2 Section 203-7, Thornridge Dr. speed limit was established on November 1, 2005 at 25 mph. Why was this speed chosen for the drive and was an accurate speed assessment done before and after the speed limit was implemented? How can we be assured that the proper speed limit was chosen for our area without post-implemental data? Ms. Paschke said if it were up to her data collection, she would say the posted speed does not meet the safety concerns of the residents who live on the drive. Ms. Paschke is looking for clarity on a reasonable time frame for implementing some initial safety measures. According to the traffic committee, the necessary supplies are already on hand to get certain items started. Ms. Paschke said she was informed the committee was planning to vote and bring it before the Board of Supervisors. Has that vote occurred? What is the timeline for moving forward? What steps in the process can the community expect so that we can see our elected Board is actively planning and taking responsibility for our safety? Chairman Dence said we don't have a timeline. The Police Chief and our manager are working on it along with the Traffic Engineer. Chairman Dence said lowering the speed limit might make it seem like it's going to help but people don't pay attention to the speed limit now. Striping the street might be an option. Other than that, Chairman Dence said he doesn't know if there's a whole lot that can be done. Adding stop signs is not an option for speed control. He understands it's frustrating and doesn't think it's just Thornridge. He knows you had an extremely scary situation in front of your house but thinks if you talk to half the residents in Falls Township, they're going to tell you speeding on their streets is a problem. We are working on this and will come up with something. We have a grant writer on retainer that writes grants for us all the time so that is not something we have to vote on. It is not a budget or financial issue to strip the street or paint chevrons if that is what they decide to do. We have another road in the Township, Austin Drive, which is really bad with speeding. We came up with a solution to narrow it by striping both sides and putting chevrons here and there. The residents said they absolutely do not want that. They said it is going to ruin the aesthetic of their street. There are solutions like that, but he is not sure how effective they are. Mr. Shepherd said after the last meeting he had a chance to go out and take a look at the road and could see where the concern is with the hill and the

bends. Mr. Shepherd does not want to rush into anything just for the sake of doing something. He wants to make sure they get this right as much as they can. Mr. Shepherd said Ms. Paschke spoke about a grant through the state, but he is not sure what they would apply for. Until they know what they're looking to do and they think those solutions will work, he doesn't want to haphazardly just do something. Mr. Shepherd thinks we should figure out what they believe is the best solution to see if they can implement it. He has no problem talking to the residents who live there because it's important for them to have to have input into the potential solutions as some of those solutions, people may not like. Mr. Shepherd wants to try to get it right and take a look at traffic-calming measures. He believes our Police Department is hampered because of not being able to use radar to use as enforcement. We have to figure out what will work if we can't use radar as one of our tools. Ms. Paschke doesn't think just one component will work. She would like the homeowners to be taken into consideration when coming up with a plan. Ms. Paschke said she appreciates everyone taking care of this issue.

Ms. Sarah Kirk spoke about the data center. This was initially going to be a warehouse and then plans changed for it to be a data center. Ms. Kirk wants to know how much electricity this data center is going to use on a daily basis. She previously asked how many machines would be in the data center and said she is still awaiting an answer. From looking at other data centers in the country, it does show a direct increase in bills so we as the Township residents, will have an increase in our bills. Since we do not know how much energy it will consume, it may also create sporadic blackouts. We will be paying more money for less energy. Ms. Kirk has concerns on whether the water we drink will be affected. These data centers use a ton of water to cool the machines. She has heard they will recycle the water and asked if there would be a way to monitor if the water is still safe after six months. Ms. Kirk has concerns about what they are putting into our environment. Chairman Dence said 600 megawatts or around there is the size it will be. In regard to bills, that is regulated by the Public Utilities Commission (PUC). We are on the grid with about ten other states. The grid is managed by a company and they guide where the power goes and where it is needed most. Ms. Kirk said if they have to send more electric to this area, then they will increase the price. Chairman Dence said the only thing they are using water for is cooling. It is like every business in the Township who uses air conditioning on a bigger scale with cooling towers. The water isn't necessarily polluted. It is from the river, so it is not affecting anyone's drinking water. It is not polluted water; it is just for cooling. Mr. Shepherd said the water company is required annually by the EPA to do a drinking-quality report. Anyone can monitor year to year, how those parameters might change. They test for everything and it is required by the Federal Government. That would be a good place where you could start and that's at least on an annual basis. You're going to know if there's any impact, not necessarily because of the data center, but if there's any change in water quality for whatever reason, you could look at that annual report. Chairman Dence said they've treated their own water on site. U.S. Steel had a water treatment plant which is no longer active. Morrisville is ready to build a new one down there for their water. Ms. Kirk said the link for that to do public comment doesn't work. Chairman Dence said they'll be getting the water from the river and treating it down there so it's not really going to affect your drinking

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water. It is not contaminated water. They are not making a product down there. The only emissions they would have would be from the standby generators and the majority of them are natural gas. There might be some diesel down there but that would be the only emissions produced by that center. Ms. Kirk thinks it is dismissive to know that we're getting a 4,000,000 sq ft data center and we don't think it's to have an impact on how much electricity is used. Chairman Dence believes that what was down there before this data center used just as much, if not more electric because what they're doing now is a lot more efficient than what they did twenty or thirty years ago. Ms. Kirk said this was approved as a warehouse. Chairman Dence said it was approved a long time ago when North Point first came here for warehouses and then they came back to us and said they were going to put in a data center and we approved it. Ms. Kirk asked if the public had any comment on it. Chairman Dence said it was posted online and in the newspaper and was voted on, just like every other thing is. Ms. Kirk said since it is approved, we really deserve to know how many are going there and how much electricity is going to be used. Member Mullen said one of Ms. Kirk's questions was about emissions and we were able to confirm that these standby generators will be monitored by the DEP.

Ms. Alex McConville lives on Peartree Lane across the street from the recovery house, not the group home. Ms. McConville said she is sober and in recovery and she has nothing against addicts. She bought her home in Falls Township in an NCR district which means that there are no recovery homes. There are allowed to be group homes. Group homes by definition of Falls Township, are non-transient and they have attendant adult supervisors that live there with them. This is a transient home of addicts. The people that bought the home own Reprieve Recovery in Ewing. After they leave Reprieve Recovery in-patient rehab, they go to a sober-living environment which is considered a recovery home. It is not zoned for Pinewood and not zoned for NCR. She feels like somebody is greasing the palms of Falls Township. Chairman Dence said no one is greasing anybody's palms. Ms. McConville said there is no way that this could be approved. The house is registered to Serenity Recovery Residences. The owner's own Reprieve Recovery. They own recovery homes in Florida. If you say this is a group home, you are starting a precedent in Falls Township where recovery homes are going to say that they are group homes. There are vans carting people back and forth. Ms. McConville said she is a single mother of two kids living across the street. She is a nurse practitioner. She deals with addiction, and she is sober herself. This is not the right place for it. She does not know why you are allowing this. The owner that bought this house is Jessica Terranova who's actually Jessica Cook and is married to Chris Cook. Chris Cook is the CEO and CFO of Reprieve Recovery. Every single thing they touch is about recovery and you're going to say it's a group home. They have sprinting vans driving up and down the street. They have meetings congregating a bunch of people. It is not about parking. It is not about noise. It is about being against the law. It is illegal to have a recovery house in an NCR neighborhood. There are different men every single week. The definition of a group home is a residential facility used as living quarters by any number of unrelated persons requiring special care and any attendant adult supervisors to create a non-transient residential setting. If these people are there for 30 days or 10 days or 15 days, that is transient. Ms. McConville said she understands the Fair Housing Act and disability and wants to know how far we are going with this. A sober

living environment, by Falls Township definition, is six or more individuals residing together either voluntarily or by court order in order to recover from drug, alcohol and/or substance abuse as an interim environment between rehab and reintegration. They don't belong in an NCR neighborhood. You made the law for a reason back in 2016 and you had an ordinance that said sober living environments are restricted to the Highway Commercial district, but you are making an exception by this this group home when it's not a group home. They're not mentally and/or physically handicapped with adult superintendents sitting there. Ms. McConville asked if all of them on the street that bought into an NCR neighborhood can sue Falls Township if you allow a recovery home sitting in front of us because you said it was a group home? Their website says after you leave their facility, you can return home or go to a sober living environment. Where do you think the sober living environment is? It's on Peartree Lane. Mr. Clarke said we're continuing to gather information with the Zoning Officer and the Chief Code Enforcement Officer.

**ITEM # 3 NP FALLS TOWNSHIP INDUSTRIAL, LLC – MINOR SUBDIVISION
– SORRELLS BOULEVARD – LOT 11 – TMP # 13-051-001**

Mr. Mike McGuinness (Begley Carlin) is here on behalf of North Point. Mr. Jeremy Michael is participating remotely and Mr. David Boginsky (Gilmore & Associates) is present. Mr. Meginniss said they are here for an approximate 10-1/2 acre subdivision off of what they have called the parent parcel within the KTC. There is no proposed development as part of the minor subdivision. This is being done to facilitate realignment of utilities. There are no waiver requests and everything in the Engineer's review letter is a will comply. Member Galloway moved to approve Resolution # 2025-21 for NP Falls Township Industrial, LLC, minor subdivision, Sorrells Boulevard, Lot 11, TMP # 13-051-001; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 4 LAUNDRY PROPERTIES, LLC – PRELIMINARY/FINAL LAND
DEVELOPMENT – 316-320 W TRENTON AVENUE – TMP # 13-035-
030 & 13-035-031**

There was no action on this agenda item. It is being moved to November.

**ITEM # 5 CONSIDERATION OF APPROVAL ADOPTING RESOLUTION
ESTABLISHING 2026 MINIMUM MUNICIPAL OBLIGATION
(MMO) FOR THE POLICE PENSION PLAN**

Member Galloway moved to approve Resolution # 2025-22, Establishing 2026 Minimum Municipal Obligation (MMO) for the Police Pension Plan in the amount of \$3,474,006; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDERATION OF APPROVAL ADOPTING RESOLUTION
ESTABLISHING 2026 MINIMUM MUNICIPAL OBLIGATION
(MMO) FOR THE NON-UNIFORM PENSION PLAN**

Member Galloway moved to approve Resolution # 2025-23, Establishing 2026 Minimum Municipal Obligation (MMO) for the Non-Uniform Pension Plan in the amount of \$8,557; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDERATION OF APPROVAL ADOPTING RESOLUTION
ESTABLISHING 2026 MINIMUM MUNICIPAL OBLIGATION
(MMO) FOR THE PMRS PENSION PLAN**

Member Galloway moved to approve Resolution # 2025-24, Establishing 2026 Minimum Municipal Obligation (MMO) for the PMRS Pension Plan in the amount of \$205,725; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 CONSIDERATION OF APPROVAL AUTHORIZING
ADVERTISEMENT FOR AUDIT FO THE 2025 FINANCIAL
RECORDS**

Member Galloway moved to approve authorizing advertisement for audit of the 2025 Financial Records; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 9 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 30, 31, 32
& 33 FROM RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP
MUNICIPAL BUILDING RENOVATION PROJECT**

Member Galloway moved to approve change order # 30, 31, 32 and 33 from Rycon Construction, Inc. for the Township Municipal Building renovation project in the amount of \$85,777.19; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 10 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 4 FROM
ALLSTATES MECHANICAL FOR THE TOWNSHIP MUNICIPAL
BUILDING RENOVATION PROJECT**

There was no action on this agenda item.

**ITEM # 11 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 3 FROM
JONES ENGINEERING ASSOCIATES FOR THE TOWNSHIP
MUNICIPAL BUILDING RENOVATION PROJECT**

This change order is if additional inspections are necessary at the building. They may or may not be needed but this gives the opportunity if he needs to do any inspections related to the site and this will give him the authorization. Member Mullen clarified the change order amount to be \$65,000. Member Galloway moved to approve change order # 3 from Jones

Engineering Associates for the Township Municipal Building renovation project and in the amount of \$65,000; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 12 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 1 FROM JONES ENGINEERING ASSOCIATES FOR THE MARTINS CREEK STORMWATER CONVEYANCE WORKS & STREAMBANK RESTORATION

Chairman Dence said we have a change order for the Martins Creek project. Member Mullen said this mentions that it's in relation to the Falls Township municipal bid or building project. Does this have anything to do with the building? Mr. Shepherd said that first sentence is a typo. This is strictly related to the stream project. Member Galloway moved to approve change order # 1 from Jones Engineering Associates for the Martins Creek Stormwater Conveyance Works and Streambank Restoration in the amount of \$220,500; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 13 CONSIDERATION OF APPROVAL OF THE SAFETY MANUAL FOR THE FALLS TOWNSHIP MUNICIPAL BUILDING

This is the safety manual and was just finalized. The manual that was in existence prior to this was an older manual. It has been updated and reviewed by our Safety Committee who recommend approval. The unions have been involved in the review and also our Township Solicitors, so the recommendation is to approve this manual. It is a living document so changes can be made in the future. Member Mullen moved to approve the Safety Manual for the Falls Township Municipal Building; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 14 CONSIDERATION OF APPROVAL OF RESOLUTION FOR JOHN SHEPHERD TO BE APPOINTED AS THE TOWNSHIP OPEN RECORDS OFFICER

Member Galloway moved to approve Resolution # 2025-25 appointing John Shepherd as the Township Open Records Officer; Member Mullen seconded the motion; all board members were in favor. (4-0)

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

Member Galloway moved to approve the proposal from Remington & Vernick Engineers for Traffic Engineering Services associated with an upgrade and modernization of the

existing traffic signal located at Hood Boulevard and Pennsbury East High School driveway in an amount NTE \$55,000; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 16 CONSIDERATION OF APPROVAL FOR THE AUCTION OF SURPLUS VEHICLES

Chairman Dence said we have five vehicles totaling \$23,450. Member Galloway moved to approve acceptance of the bids for surplus vehicles in the amount of \$23,450; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 17 CONSIDERATION OF APPROVAL OF PROPOSALS FOR REPLACEMENT OF MOTOR STARTERS IN THE PUMP ROOM AT THE PINWOOD POOL

Chairman Dence said we have motor starter replacement bids for the Pinewood Pool. We had three bids and the lowest bid was from Armour and Sons Electric in the amount of \$31,250. Member Palmer asked if this money was allocated in the budget and asked if the membership pays for that. Mr. Andrews said it is a 2025 approved capital project. Mr. Andrews said capital projects typically do not go off the membership fees. They are more for day-to-day costs of salaries and chemicals. This is a separate project in the capital budget. Member Palmer asked if there were any grants available for this? Mr. Andrews said no. Member Palmer said with the county pool that was closed we are the only pool in this area. Did you reach out to them and see if they can maybe assist or anything with some help with money or partnership or sending their members over to our pool? Mr. Andrews said they definitely recommended people when the County pool closed. They put a post on Facebook and recommended Pinewood Pool as one of the joining pools that people could join. Member Palmer asked if enrollment and numbers went up. Mr. Andrews said our enrollment did go up this year and our revenues were up in almost every category from their projection. It was a good summer. The chemicals were a little higher. Overall, we did really well this summer compared to the past couple of years. Member Galloway told Mr. Andrews that he saw that the pool side came in way under what was budgeted so any excess on this bid is easily covered by that and he appreciates you noting that in your proposal. Member Galloway moved to approve the Armour & Sons proposal in the amount of \$31,250 for replacement of motor starters in the pump room at the Pinewood Pool; Member Mullen seconded the motion; all board members were in favor. (4-0)

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

There were no appointments this evening.

ITEM # 19 MINUTES – AUGUST 25, 2025 AND SEPTEMBER 9, 2025

Member Galloway moved to approve the minutes from August 25, 2025 and September 9, 2025; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 20 ENGINEERS REPORT

Mr. Waite said they received one new land development and two new earth disturbances for the month of August. Member Mullen asked about work at the golf course. Mr. Waite said there is a dredging operation and desilting of one of the ponds.

ITEM # 21 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$2,596,729.12; Member Palmer seconded the motion; all board members were in favor. (4-0)

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

Member Mullen said she would like to repeat her request that the labor attorney bills be reincorporated back to the bill list. Member Galloway moved to approve the Campbell, Durrant, P.C. bill list in the amount of \$22,198.10; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 23 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the Jones Engineering bill list in the amount of \$252,495.80; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 24 MANAGER COMMENT

No comment.

ITEM # 25 BOARD COMMENT

Member Galloway – no comment.

Member Mullen complimented the staff on the events of the weekend and let the public know that Supervisor Boraski was presented with a plaque for his nine years of dedicated service to the Touch A Truck event. Over nine years he's raised over \$140,000 for various charities and we're very grateful for everything that he's done. The events were wonderful. Thank you to everyone from the Township who worked on them and to all the residents who attended.

Member Palmer – no comment.

Chairman Dence said as Member Mullen said excellent job again to Member Boraski. The amount of \$140,000 in nine years is great and it goes to charities that directly affect our local community.

Member Galloway moved to adjourn the meeting; Member Mullen seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:16 p.m.



Brian Galloway, Secretary