



# Township of Falls

## BUCKS COUNTY, PA

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 – DECEMBER 16, 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**

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ITEM #1: EXECUTIVE SESSION

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

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ITEM #3: MYNB, LLC – CONDITIONAL USE APPLICATION – 301 W TRENTON  
AVENUE – TMP# 13-035-074-001

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ITEM #4: CONSIDERATION OF APPROVAL OF CERTIFICATE OF  
APPROPRIATENESS – 55 LOWER MORRISVILLE ROAD – TMP# 13-020-  
300 – INSTALL DAY LAID BLUESTONE PATIO AND WALKWAYS,  
FIELDSTONE WALL AND BLUESTONE COUNTERTOP

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ITEM #5: CONSIDERATION OF APPROVAL OF PROFESSIONAL SERVICE  
AGREEMENT BETWEEN MORRISVILLE REALTY, LLC AND FALLS  
TOWNSHIP

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ITEM #6: CONSIDERATION OF APPROVAL OF PROFESSIONAL SERVICE  
AGREEMENT BETWEEN BUCKS COUNTY HOUSING AUTHORITY AND  
FALLS TOWNSHIP

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ITEM #7:	CONSIDERATION OF APPROVAL OF SIDE LETTER MODIFYING THE INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 542 AGREEMENT
ITEM #8:	CONSIDERATION OF APPROVAL OF RESOLUTION FOR MARTINS CREEK RESTORATION PROJECT
ITEM #9:	CONSIDERATION OF APPROVAL OF PROPOSAL FOR ADDITIONAL FIELD LOCATION AND GIS MAPPING AND PROVIDE FIELD SURVEY LOCATION SERVICES ASSOCIATED WITH GIS SANITARY, WATER AND STORMWATER UTILITY INFRASTRUCTURE MAPPING FOR THE REMAINDER OF TOWNSHIP – PHASE III (ZONES 1 THROUGH 7) FROM REMINGTON VERNICK ENGINEERS
ITEM #10:	CONSIDERATION OF APPROVAL OF CHANGE ORDER FROM LERRO CORPORATION FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #11:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 38 & 39 FOR RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #12:	CONSIDERATION OF APPROVAL OF CHANGE ORDER # 10 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #13:	2026 WRECKER APPLICATIONS
ITEM #14:	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 #15:	MINUTES – NOVEMBER 24, 2025
ITEM #16:	ENGINEERS REPORT
ITEM #17:	BILL LIST
ITEM #18:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #19:	MANAGER COMMENT
ITEM #20:	BOARD COMMENT
ADJOURNMENT	

## **December 16, 2025**

**There are two separate bills lists.**

1. The primary December bills list totals \$1,913,954.86. Of that amount, \$850,413.30 or 44.4%, is Payroll and Benefits.

The remaining 55.6%, totaling \$1,063,541.56, includes the following payments:

- Fred Beans Ford for the purchase of four 2025 Ford Explorer Interceptors and vehicle repairs for the Police Department in the amount of \$293,616.77 (15.3%)
- Rycon Construction for the twenty-seventh release of payment for the general contracting portion of the Municipal Building renovation project for \$198,071.91 (10.3%)
- Roe Marketing Group (Berry & Homer) for signage for the Municipal Building renovation project in the amount of \$100,000 (5.2%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$70,403.28 (3.7%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Olymbec USA and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation totaling \$46,064.80 (2.4%)
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$45,780.80 (2.4%)
- State Worker's Insurance Fund (SWIF) for the 2026 premium for worker's comp coverage for the volunteer firefighters in the amount of \$39,803 (2.1%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$34,925 (1.8%)
- Volunteer Firefighter and auxiliary member annual incentives for the three fire companies serving Falls Township totaling \$33,418.50 (1.7%)
- Armour & Sons Electric for pump replacement at the Pinewood Pool and Traffic Signal Repairs in the amount of \$30,602.50 (1.6%)
- Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$22,065.84 (1.2%)
- Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, software & support, seminars, and materials & supplies totaling \$15,400.07 (1%)
- Petroleum Traders and Pilot Thomas for the purchase of Diesel and Unleaded Fuel totaling \$15,117.84 (1%)
- QPI Electrical for the twenty-second release of payment for the electrical portion of the Municipal Building renovation project for \$14,820 (1%)

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2. The second December bills list totals \$351,305.75 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.