TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	**PRESENT**
BRIAN M. GALLOWAY, SECRETARY	**PRESENT (ON-LINE)**
ERIN M. MULLEN, VICE-CHAIRPERSON	**PRESENT**
JOHN W. PALMER, SUPERVISOR	**PRESENT**
TIMOTHY M. LOTECKIE, SUPERVISOR	**PRESENT**

The meeting was called to order at 6:00 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Township Manager John Shepherd, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

ITEM # 1 EXECUTIVE SESSION

Ms. Gallagher said the board met in Executive Session prior to this meeting to discuss several items of potential litigation, Collective Bargaining and litigation.

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

Ms. Jennifer Metzger asked if there would be public comment on each agenda item. She will comment at that time.

ITEM # 3 LAUNDRY PROPERTIES, LLC – PRELIMINARY & FINAL LAND DEVELOPMENT – 316-320 W TRENTON AVENUE – TMP# 13-035-030 & 13-035-031

The applicant is represented by Ms. Chelsea Jackman, Esq. (Begley Carlin Mandio). Also present is Principal Mr. Dan Marrazzo as well as Mr. Heath Dumack (Dumack Engineering). The property, located at 316-320 W Trenton Ave, is zoned Neighborhood Commercial and is approximately 1-1/2 acres. They plan to combine two parcels. The applicant is seeking approval for a self-storage facility, a retail use, and an alteration of the residential component that already exists. The two parcels are irregularly elongated, and they are improved currently with two residential dwellings with accessory garages. The Zoning Hearing Board granted approval for parking and use variances in April, 2024 and in March, 2025, the applicant received approval from the Planning Commission. The applicant intends to provide 15 parking spaces for the tenants of the self-storage facility. The parcel has a very hefty tree buffer and they are very aware of the concern for tree preservation. Mr. Dumack has submitted a tree disturbance plan, and the applicant will continue to work with the Township on that. Some of the dead trees will be removed but

they understand and are intending to be in compliance with maximizing tree retention and again working with the Township to do a fee in lieu of with regard to any trees that are removed. Member Mullen asked how it would work with the tree disturbance if the plan is to continue to work with us but it is a waiver? We are being asked to approve the waiver yet there will be some continued cooperation until both sides agree. Ms. Gallagher said it is up to the Township Engineer's satisfaction. Mr. Clarke said it will be determined how many trees need to be removed and once they have the exact total then Mr. Jones will do a calculation. He will present it to Mr. Dumack and Ms. Jackman and they will reach an agreement on what the fee in lieu of would be and then they would pay that to the Township. Member Mullen said it is 258 trees and that is crazy but she wants to make sure that once it gets approved, we are still free to go back and forth. Mr. Clarke said this will be an ongoing process between Mr. Jones and Mr. Dumack to determine how many trees actually need to come down. In these situations, once you get into the wooded areas, you determine which ones may not need to come down, and they will work on that number. Member Galloway moved to approve Resolution # 2026-5 for preliminary and final land development for Laundry Properties, 316-320 W Trenton Ave, TMP # 13-035-030 and 13-035-031; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 4 PENNSBURY HIGH SCHOOL PROJECT – PRELIMINARY & FINAL LAND DEVELOPMENT – NEAR 608 SOUTH OLDS BOULEVARD, 705 HOOD BOULEVARD AND 75 UNITY DRIVE – TMP# 13-015-175, 13-015-175-1, 13-018-003, 13-018-003-1, 13-018-003-3, 13-018-003-5, 13-108- 003-7, 13-018-022 & 13-018-025

The applicant is represented by Ms. Kellie McGowan, Esq. (Obermayer Rebmann Maxwell & Hippel LLP). This request is for preliminary and final approval for the Pennsbury High School campus project in Falls Township. They started the land development process late last year with a sketch plan submission. They received the Township Engineer's comments, updated the plans and ultimately filed their preliminary land development plans. Those plans were filed earlier this year and have gone through several reviews. They went to the Planning Commission in November. They are now able to come before this Board with a recommendation from the Planning Commission for approval of the plans subject to some waivers and conditions. The new high school building is just under 500,000 sq. ft. The corner portion of the property is irregular and is located in Bristol Township. This plan went before Bristol Township and they received approval in December for a waiver of land development for those aspects of the project that are in that area. This is a zoning compliant plan. The plan did not go to the Zoning Hearing Board. Ms. McGowan said they have worked through all of the comments of the Township Engineer in multiple letters as well as the Township Traffic Engineer. They have one PennDOT road at issue and that is Hood Boulevard. A PennDOT Scoping meeting has already been completed. Remington Vernick Engineers has already commented and that is a will-comply comment. They are working through the resubmission process to PennDOT and addressing all of those comments. There are several waivers primarily relating to parking lot configuration. They are requesting a waiver for preliminary/final land development plan approval and in addition to that, they

have a couple areas where they need a waiver to permit the edge of slopes within 5 feet of a property line. They are working through tree calculations with the Township Engineer and will be working with the Township on a fee in lieu of any tree disturbance. Chairman Dence referenced the Township Engineer's letter regarding the 35,000 cubic yards of fill and said it seems like an excessive amount of fill for this site. Mr. Terry DeGroot, Civil Engineer (Terraform Engineering) said the 35,000 cubic yards figure is misleading. This is a phased project. The area of the new high school will be fenced off and that high school will be constructed. When that is done, students will be moved into the new school and then they have more dirt work to do. The additional fill material, the imbalance from the first phase where the high school is, will be used in the second phase where the existing buildings are. Chairman Dence asked about the exact number of cubic yards they would be using. Mr. DeGroot said they believe it is a near balance, as near as you can get it. He does not believe there is a 35,000 yard discrepancy. They have reviewed these numbers with their construction manager who took an independent look at the cut fill balance and they believe it is a near balance. Mr. Jones said he responded to what was on the plans and on the plans, it shows there is an import requirement of 35,000 cubic yards so if that's not true and it's going to be dealt with under construction, then he thinks we could see that in some sort of exhibit that you would submit. Mr. DeGroot said he is not saying they are not bringing in any fill. They are going to be hauling in stone and there may be some fill that has to be removed from the site but it is a near balance as you can get. One thing they incorporated into this plan is the ability to adjust the elevation of the athletic fields that are located north of the main parking lot. Those fields can be brought up or down to adjust the site to achieve a better balance. Chairman Dence said no fill is being brought in just to make this site work. Mr. DeGroot said no, and he will go over that with Mr. Jones in detail. Member Mullen asked if any mention in the elevations in this Resolution refer to building height and not ground height. Mr. DeGroot said correct. There is a height restriction on the building of 50 feet which they comply with. Member Mullen asked if the ground is not going to be higher than the surrounding areas. Mr. DeGroot said the ground will be. It is a pretty flat site but if you go from right to left along the length of the building, it does go downhill naturally. The building is flat so there will be some fill at the corner of Queen Anne and Hood. Member Palmer asked why they are asking for a waiver for the fill if they don't need it. You are saying it's neutral between bringing and taking but you're asking for a waiver from Section 191-29. Ms. McGowan said they are not asking for a waiver. The Resolution is actually requiring specific compliance with Section 191-29E and that's the cut and fill requirements of the Ordinance. Mr. Jones does not believe they are requesting a waiver for excessive fill. That is under the comments. Mr. Clark said they have reviewed this plan for many months and have had consultations with Mr. Jones. Everything seems to be in order. They also believe it is appropriate for both preliminary and final approval this evening. They do not think anything is going to change between preliminary and final. If the Board is inclined to grant this, there really is no need to bring them back for final. Chairman Dence asked about the Fire Marshal letter about the emergency entrance that was removed. Mr. DeGroot said they went back and forth on the emergency entrance. There is an emergency entrance from Hood Blvd which is gated off. That would be accessible to emergency vehicles. At one point, that entrance was removed because they were told they had a zoning issue because they had more than two driveways on Hood Blvd. To maintain

that emergency driveway, they removed the eastern-most driveway that is not shown in this plan. That driveway is being removed and we are providing that emergency access lane as requested by the Fire Marshal. The Fire Marshal also asked us for some additional hydrants and specific details on the remote fire department connection which we have complied with. Member Mullen asked if they are claiming to be a will comply with the Fire Marshal. Mr. DeGroot said yes. Member Mullen said they have updated documentation. Mr. DeGroot said they have not received a current letter from the Fire Marshal. Mr. Shepherd said we are talking about the fire hydrants and specifics - that's one issue. There is no doubt that the issue concerning the access has been addressed from a standpoint of the Fire Marshal being acceptable to that. Anything specific concerning connections and locations, we did talk about those and some of those are distance requirements. I don't know if they've been approved but they certainly will be by the Fire Marshal.

Ms. Jennifer Metzger lives across the street from the site and said she has a number of concerns. She said she will try to keep her comments to land development. Ms. Metzger asked the Board for separation of preliminary and final approval. She believes the approval should be separate as there are a lot of things that need to be cleaned up and finalized. This is not flat land. It might be in just this small site that we're talking about building this new school but there is a huge wall that's behind West. There are about 30 steps you had to run down when you crossed between the two schools. Will that be tiered down in this parking lot where west currently is? She does not see any of that in the plans. Ms. Metzger said when it comes to the trees that you were talking about, she appreciates you discussing it in prior conversations. Ms. Metzger said she thought landscaping was supposed to be done before they go to bid. Preliminary and final should be separated because they don't have the bids so contractors can't be verified. Estimates aren't done until March 5th so she is trying to understand how it is that they would go to final when we don't actually have all of the information yet. Ms. Metzger is asking you to allow yourselves time to review any of the final changes and plans with the dollar amounts that are involved because we are very close to those referendum amounts. Ms. Metzger said she has a formal letter written for you if that would be helpful so you have her notes. Ms. Metzger has concerns about things that have not yet been covered in any of the documentation including a sanitary line that is 225 feet from Hood Blvd. When she spoke at a prior meeting, Ms. Metzger said the Engineer mentioned there is a stormwater drain 400 feet from Hood Boulevard that they are aware of and taking care of, but the sanitary line still has not been addressed that is directly under the site where this high school building is going to be placed. She wonders what that cost is and if it is going to be moved closer to Hood Blvd or removed altogether. Ms. Metzger asked if the mechanic repair shop and bus depot were part of this plan or is it totally separate so they don't go over the $300 million referendum. Ms. Metzger again asked the Board to separate granting preliminary and final approval. Under the Pennsylvania Municipality Planning Code (MPC) you are not required to approve preliminary and final approval at the same time. Chairman Dence said we were going to have preliminary development back in our December meeting and they asked us to just push it to now so they could just do preliminary and final. Ms. Metzger said it’s great they want to build a new school. You pass preliminary so they can go get the bids, get the information, finalize all of the plans and then they review final when they have those bids. Mr. Clark said if you grant preliminary

approval, you are essentially saying that the plan in front of you this evening complies. There are not going to be substantial changes so all that we would be doing by making them come back for final is just making them wait a month. Mr. Clarke said there will not be substantial changes in this plan. Our Engineer is not requiring any substantial changes, our Fire Marshal is not requiring substantial changes and we are not requiring substantial changes. When you grant preliminary, it doesn't mean you can go back in and start changing different things from preliminary so there's no reason not to grant preliminary and final this evening if the Board is so inclined to grant the plans. Chairman Dence said going out to bid and the numbers is not really concern of the Board. As residents, it might be our concern but as a Board, that is not our concern. If their bids come back too high that's their problem not ours. Ms. Metzger said if the bids come back and there are substantial changes or if the contractor turns around and says the sanitary line does have to be done and it's another $2,000,000, then the plans have to change substantially. She is trying to stop change orders before they happen. Ms. Metzger said you are helping the school by waiting for final as much as you're helping the residents and yourselves. Mr. Clarke said if somewhere down the road the plan needs to substantially change, the school district will have to come in for an amended final plan; we do that all the time. They would have to come in for an amended final plan. What it is going to cost, whether or not it should have gone out for referendum, isn't the Township's concern. That is the school district's concern. Mr. Clarke said he doesn't think anyone goes out to bid on a project until it's been approved, so it would be unlikely that the school district would have contractors lined up on this project before it's been approved by the Township. Ms. Metzger said they have had contractors lined up for months and that's the problem. She is concerned that it is not going to go out to all the contractors that it should and it's not going to be reviewed appropriately. She is asking you to follow the Pennsylvania Municipal Code which says you give preliminary, they get their bids, you review it and in the event that there is a necessary reevaluation, your Board has control over that. Mr. Clarke said if they don't follow the Pennsylvania bidding laws, your dispute at that point in time is with is with the school district not the Township. Ms. Metzger will give you the information she has of all of the questions that the community had. The school has not answered these questions which deal with security, safety, utilities, the water meter you asked them to add and all of the things that have been discussed. They are going to add more to this plan and they still have not seen anything for impervious calculations.

Ms. Toni Battiste said there is a safety issue that she ran into today coming home on South Olds Blvd and it may have been addressed but she may have missed it. The parents park their cars all along the road to pick up their kids from school and today it was hazardous because there are a lot of snowbanks along the road so the vehicles were parked out in the actual roadway. Ms. Battiste asked where on the map are the parents going to be parked when picking up their kids. Mr. DeGroot said the driveway at the center of Olds Blvd would be the entrance driveway for the parent drop off, they would proceed south on that driveway toward the parking lot, drive along the parking lot on the right hand side of that long green island and drop students off at the front of the school. They would then continue in a counterclockwise pattern, and go up the driveway along the two athletic fields next to the track. Ms. Battiste asked about them lining up. Mr. DeGroot said they have significant

more queuing than they currently have. It should be much improved from the current condition.
Member Mullen wanted to address some of the public comment. A lot of what the public is bringing to them is unfortunately, not their issue. There was a suggestion that we delay this because we don't have all the information. Is there any outstanding information either from the Solicitor or from the Engineer that we don't have at this moment? Mr. Jones said no. There are some i's to be dotted and t's to be crossed but this is not the final look at the plan. If you were to approve it tonight for preliminary and final, the applicant would have to work with us through technical comments which are minor. They're not consequential but they have to be done and then we would get what we call a record plan. That is going to take some time, probably a month or a month and a half while they're bidding the job. If we get a record plan to review in the form of a final plan per conditions of approval and it doesn't look like this plan, then we won't sign it. Mr. Shepherd asked Mr. Jones if for this plan, and the things you're looking for in the end product, are similar to other plans the Board approves. The Board just did one earlier tonight - there's still some outstanding items you need to confirm. Mr. Jones said that is correct. They're technical items so contours might overlap and we're going to ask them to fix that for grading. It's not going to change the cut or fill. It's just a technical nuance to the plan that we have to see through. That's a pretty standard thing on all projects. Mr. Clarke said this does not impact the land development process. What Mr. Jones is saying is that it is a technical review; something that will have to go on the record plans before they are recorded. Member Palmer had a question about drop off when people go out and they make a left or right. Member Palmer asked if there were speed bumps along that stretch or if it were just an even drive. Those residents along there had a lot of concerns about the lighting of the stadium and they're not used to hearing traffic in the backyards of their homes and if there are speed bumps and buses, that's going to be a lot of noise. Mr. DeGroot said there will be speed bumps there to keep people from turning it into a racetrack. They have them throughout the site on some of the longer stretches to make traffic go slow. Buses are completely separate. They would enter from the southern entrance of Queen Anne and exit at the northern driveway on Queen Anne. There might be from time to time a bus that pulls up to the front of the school for a school trip or maybe an athletic event but the primary bus pick up and drop off zone for normal school is at that location. Member Palmer asked if they are required by code to put those speed bumps in. Mr. DeGroot said it is good practice. Member Palmer is worried if buses go over the speed bumps and you hear a loud thud. Mr. DeGroot said the buses will all be along Queen Anne. Member Palmer asked if the school district would be opposed to a condition of no bus traffic along that back drive. Mr. DeGroot said the district does not have an issue with that. Ms. Metzger said she is not sure she understands what the rush to final is with everything that is still open. She does not know where the construction fencing and everything will be to separate the students from the construction. What are we going to do when the building is finished being built in three years and we are concerned about the two years of abatement; where that's going to go. Our landfill could potentially be closed by then. Chairman Dence said the things Ms. Metzger is mentioning has nothing to do with land development. It is not part of the land development process. Member Mullen moved to approve Resolution # 2026-6 for preliminary and final land development for the

Pennsbury High School project, near 608 South Olds Boulevard, 705 Hood Boulevard and 75 Unity Drive, TMP # 13-015-175, 13-015-175-1, 13-018-003, 13-018-003-1, 13-018-003-3, 13-018-003-5, 13-108-003-7, 13-018-022 & 13-018-025 with amendment regarding no bus traffic on one of the internal roadways; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 5 CONSIDERATION OF APPROVAL FOR MORRISVILLE MUNICIPAL AUTHORITY UPDATING ACT 537 PLAN BY RESOLUTION

Mr. Shepherd said this is something that is required by PA DEP whenever a major change occurs to your sewage planning facilities. The Morrisville Municipal Authority is planning to build a new sewer treatment facility in the industrial zone. It will be significantly increased in size. Even though Falls Township does not have many customers that ultimately discharge into the system, it does impact some of our watershed and it is physically located in Falls Township so this plan needs to be approved by not only Falls Township but also Lower Makefield, Morrisville and possibly Yardley Borough also has to approve this. They are all part of this 537 Plan. It is regional for the watershed. Member Galloway moved to approve Resolution # 2026-7 for the Morrisville Municipal Authority Updating the Act 537 Plan; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 6 CONSIDERATION OF APPROVAL FOR ADOPTING THE 2026 FEE SCHEDULE BY RESOLUTION

This is an update to the 2026 Fee Schedule. Changes this year are in Recreation and the other change is in our construction department. There was a question about fees for a family of eight at the Pinewood Pool. The fee schedule only goes up to seven. Mr. Andrews said for that additional one, it would be something they would have to consider. They could add another membership option. It is difficult when people try to add others to their memberships when they do not live in the same household. We don't want our kids working the gate asking people for report cards or utility bills. Mr. Shepherd said this fee schedule can be changed at any meeting because it is a Resolution. If the Board wishes, Mr. Andrews said they can take a look at it and bring something back at a future meeting. Member Galloway moved to approve Resolution # 2026-8 to adopt the 2026 Fee Schedule; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 7 CONSIDERATION OF APPROVAL FOR PROPOSAL FROM F.X. BROWNE FOR ACT 101 RECYCLING GRANT

Member Galloway moved to the proposal from F.X. Browne for the Act 101 Recycling Grant; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 8 CONSIDERATION OF APPROVAL OF PENNDOT R-O-W AGREEMENT (FALLSINGTON TULLYTOWN ROAD PROJECT)

Ms. Gallagher said the Township's Land Development Attorney compiled this agreement and her office reviewed it. This is has to do with stormwater facilities that are being constructed in the PennDOT right of way and PennDOT is requiring that the Township enter into this agreement to make sure if the property owner does not do what they need to do, the Township has the ability to go in and do the repairs and then go after the property owner for the cost of those repairs. Member Loteckie moved to approve the PennDOT R.O.W. Agreement (Fallsington-Tullytown Road Project); Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 9 CONSIDERATION OF APPROVAL FOR LIEUTENANT CHRISTOPHER CLARK TO BE APPOINTED AS THE POLICE DEPARTMENT OPEN RECORDS OFFICER BY RESOLUTION

This Resolution is to appoint Lieutenant Christopher Clark as the Police Department Open Records Officer. This is part of the Police Officer's duties. Ms. Toni Battiste said she understands this is not a paid position and it is part of the police officer duties. Ms. Battiste questioned why an able-bodied police officer who should be out on the street, is doing administrative work. Chairman Dence said he is our Lieutenant and our Administrative Officer. Member Palmer said we have to have someone on record to do this. Ms. Battiste said right now there are not enough police officers to have a K-9 unit. Chairman Dence said we have a K-9 unit and hope to be hiring a new one. Ms. Battiste said she was told there was no K-9 unit. Mr. Clarke said this item is about the Open Records appointment. If you can tell Mr. Shepherd which member of the Police Department told you that he can have a conversation with you. Member Mullen moved to approve Resolution # 2026-9 to appoint Lieutenant Christopher Clark as the Police Department Open Records Officer; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 10 CONSIDERATION OF APPROVAL TO NOMINATE A DELEGATE AND AN ALTERNATE TO THE STATE ASSOCIATION'S ANNUAL EDUCATIONAL CONFERENCE AND TRADE SHOW – APRIL 19 THROUGH APRIL 22, 2026

Chairman Dence made a motion to nominate Member Loteckie as Delegate to the State Association's Annual Educational Conference and Trade Show – April 19 through April 22, 2026; Member Palmer seconded the motion; all board members were in favor. (5-0) Chairman Dence made a motion to nominate Member Palmer as Alternate to the State Association's Annual Educational Conference and Trade Show – April 19 through April 22, 2026; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 11 CONSIDERATION OF APPROVAL FOR PROPOSAL & AGREEMENT FROM GEESE CHASERS SOUTHEASTERN PA LLC FOR THE FALLS TOWNSHIP COMMUNITY PARK FOR YEARS 2026, 2027 & 2028

Chairman Dence said this program is very effective. Member Mullen moved to approve the three-year proposal and agreement from Geese Chasers Southeastern PA LLC for the Falls Township Community Park for years 2026, 2027 and 2028; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 12 CONSIDERATION OF APPROVAL FOR PENNS GRANT PARK PLAYGROUND EQUIPMENT

This agenda item is for consideration of approval for the Penns Grant Park playground equipment. This is for upgrading the playground and this project is included in the 2026 Budget. This is on Costars, a State contract where we don't have to do formal bids. The recommended vendor is George Ely Associates in the amount of $198,315. In addition to the playground, there are two other components with the park project. One component is restoration of the existing tennis courts and the other component is Safety Town, something new that parks recommended and Member Mullen was interested in. We applied for a $50,000 grant through T-Mobile. We've made that application and it was due at the end of last year. We should know within the next month whether we're going to receive that grant money. Hopefully we'll be successful in that grant and we'll be able to move forward with the project. If we aren't successful with the grant, we'll certainly bring it back to the Board because the Board might still want to authorize that project. Member Galloway moved to approve the Penns Grant Park Playground Equipment purchase from George Ely Associates in the amount of $198,315; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 13 CONSIDERATION OF APPROVAL FOR TWO NEW TRUCKS FOR THE PUBLIC WORKS DEPARTMENT

This is for purchase of a 2026 Ford F-350 Chassis 4 x 4 Super Cab and a 2026 Ford F-350 4 x 4 Super Duty Crew Cab with 8 foot box. This is in the 2026 Budget and this is a Co-Stars purchase. For the chassis, the cost for the two vehicles together is $112,555. The vendor is Fred Beans and for the upfitting, it would be $68,397.00 for the two trucks through Levon Truck. Mr. Arnao said turn-around time is probably at least four to six months. The Public Works Department uses both gasoline and diesel engines. Ms. Toni Battiste asked if there is a master list for all the vehicles that we use and how long do we usually keep them? Mr. Shepherd said yes. As far as how long we keep them, it depends on the vehicle. Different vehicles and different pieces of equipment last for different amounts of time. Member Galloway moved to approve the purchase of two new trucks for the Public Works Department in the amount of $112,555 (chassis from Fred Beans) and $68,397 (upfitting from Levan Truck); Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 14 CONSIDERATION OF APPROVAL FOR ONE ZERO TURN LAWN MOWER FOR THE PUBLIC WORKS DEPARTMENT

This agenda item is for purchase of a Skag Tiger Cat zero turn lawn mower in the amount of $11,023.20 from OEM Power Company. It is a budgeted item. Member Mullen moved to approve the purchase of one zero turn lawn mower from OEM Power Company in the amount of $11,023.20; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 15 CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR TREE TRIMMING & REMOVAL OF TREE SERVICES BIDS FOR YEARS 2026, 2027 & 2028

Member Galloway moved to authorize advertisement for Tree Trimming & Removal of Tree Services bids for years 2026, 2027 and 2028; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 16 CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR LANDSCAPING BIDS FOR YEARS 2026, 2027 & 2028

Member Galloway moved to authorize advertisement for Landscaping bids for years 2026, 2027 and 2028; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 17 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 8 FOR MYCO MECHANICAL, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

This change order is in the amount of $4539.02. This is the sprinkler redesign from the Fall. This was designed for standard ordinary hazard sprinkler heads. They needed institutional heads because it is a jail cell area. Member Galloway moved to approve change order # 8 for MYCO Mechanical, Inc. in the amount of $4,539.02 for the Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 18 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 11 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

This change order is in the amount of $3,568. This is power for the access control system, the card readers. Plans called for power supplies at all the doors that receive card readers. No provisions were made for the electric to power them. What they did was most of them

are fully functional without power to the access control panel or the power supplies. However, a handful of doors would not function correctly so the electrician QPI ran power to these locations. Member Galloway moved to approve change order # 11 for QPI Electrical Co., Inc. in the amount of $3,568 for the Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 19 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 40 FOR RYCON CONSTRUCTION, INC FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

This change order is in the amount of $7,057.58. This includes four items. The clean up from the hot water supply leak from All States which they will be paying for. This includes the camera rental over the salt for the construction camera, a rubber nosing for the atrium opening in the second floor to finish it off, and removal and replacement of the floor. Chairman Dence said some of this money we will recover from All States. Member Loteckie moved to approve change order # 40 for Rycon Construction, Inc in the amount of $7,057.58 for the Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 20 CONSIDER RECOMMENDATION FROM THE POLICE PENSION COMMITTEE FOR SERVICE-RELATED DISABILITY PENSION FOR EMPLOYEE 02272002-1709

These were all approved by the Police Pension Board. Member Galloway moved to approve the Service-Related Disability Pension for employee 02272002-1709, employee 03242004-1789 and employee 09131999-1636; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 21 CONSIDER RECOMMENDATION FROM THE POLICE PENSION COMMITTEE FOR SERVICE-RELATED DISABILITY PENSION FOR EMPLOYEE 03242004-1789

See above motion.

ITEM # 22 CONSIDER RECOMMENDATION FROM THE POLICE PENSION COMMITTEE FOR SERVICE-RELATED DISABILITY PENSION FOR EMPLOYEE 09131999-1636

See above motion.

ITEM # 23 CONSIDERATION OF APPROVAL FOR DONATION REQUESTS FOR THE BUCKS COUNTY ST. PATRICKS DAY PARADE, DELAWARE VALLEY VIETNAM VETERANS MEMORIAL, FAIRLESS HILLS ATHLETIC ASSOCIATION, FALLS SOCCER CLUB AND FALLS LITTLE LEAGUE

Member Galloway moved to approve donation requests for $6,000 each for the Bucks County St. Patrick's Day Parade, Delaware Valley Vietnam Veterans Memorial, Fairless Hills Athletic Association, Falls Soccer Club, and the Falls Little League; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 24 CONSIDERATION OF APPROVAL FOR ESCROW RELEASES

Member Mullen moved to approve escrow releases for Lykon Invest in the amount of $262,082.57; Danja in the amount of $36,225 and Sunbelt Forest Products in the amount of $76,660.28; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 25 CONSIDERATION OF APPROVAL FOR APPOINTMENT TO THE BOARD OF APPEALS, CABLE ADVISORY BOARD, DISABLED PERSONS 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

Chairman Dence moved to appoint Mr. David Rubino to Parks and Rec Advisory Board; Member Palmer seconded the motion; all board members were in favor. (5-0) Member Mullen made a motion to appoint Ms. Riley Bidlingmaier to the Parks and Rec Advisory Board; Chairman Dence seconded the motion; all board members were in favor. (5-0) Member Mullen moved to accept the letter of resignation from Mr. Don Krier from the Police Pension Committee; Chairman Dence seconded the motion; all board members were in favor. (5-0) Chairman Dence moved to approve Resolution # 2026-10 to appoint Mr. Don Krier to the Zoning Hearing Board; Member Loteckie seconded the motion; all board members were in favor. (5-0) Chairman Dence moved to appoint Ms. Kristen Swanton to the Historic Architectural Review Board; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 26 MINUTES – DECEMBER 16 & 22, 2025 AND JANUARY 5, 2026

Member Loteckie moved to approve the meeting minutes from December 16 & 22, 2025 and January 5, 2026; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 27 ENGINEERS REPORT

Mr. Jones said last month there were three land developments submitted and three earth disturbance projects submitted. The land developments are two conditional uses: one called 78 Cabot Boulevard Holding and the other one called Rise Up Towers. Mr. Jones said 78 Cabot is for parking on an existing facility at 78 Cabot Boulevard. That was recommended for approval by the Planning Commission on Tuesday and will be before the Board in February. The Rise Up Towers is for a new cell tower on New Ford Mill Road, adjacent to the natural gas facility where there was a tower before. That was also recommended for approval by the Planning Commission and will be before the Board in February. The third land development was just a submission for a zoning review for Spotless Car Wash at the former Rite Aid on West Trenton and Pine Grove. Mr. Jones said they issued a letter indicating to them which zoning variances they would need. At some point if they get their variances, they will come in for land development. For the three earth disturbances, one is residential and two are commercial. One of them is from the Morrisville Municipal Authority for the facility at the KTC. It is minor, technical regarding a force main connection to a pump station. There is a stockpile that North Point submitted to us for earth disturbance review and that is still under review. Ms. Jennifer Metzger said for the Rise Up Towers, the address is wrong. They provided the 133 acres of land that is at 1414 Bordentown Road for the Planning Commission meeting. When she asked where the tower actually is the lawyer was inappropriate and lost his mind.

ITEM # 28 BILL LIST

Member Palmer moved to approve the bill list in the amount of $3,438,656.39; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 29 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the bill list for Jones Engineering Associates in the amount of $369,727.35; Member Loteckie seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained. (4-0-1)

ITEM # 30 MANAGER COMMENT

There was no action on this agenda item.

ITEM # 31 BOARD COMMENT

Member Galloway – No comment.

Member Palmer thanked Public Works, the Police Department and all the emergency services what they did for the community in the last snowstorm and what they are still doing

for the community. It is greatly appreciated. He has heard a lot of compliments from people.

Member Mullen – No comment.

Member Loteckie – No comment.

Chairman Dence congratulated Mr. Loteckie for getting through his first meeting and his first Executive Session. Chairman Dence echoed Member Palmer's comments about Public Works. They did a great job. We did a great job of getting the message out. Every time there is a snow emergency, you see people on social media. They never tow cars; they don't tow cars. Usually in a storm like that which was pretty big, on a regular snow emergency, it's not something that our police just drive around towing every car that you can see. Plow drivers coordinate with the police and 90% of the time the plow drivers identify the vehicle and the owner has to move it. Chairman Dence said rarely do we tow them. Chairman Dence said he doesn't know if we towed any during this last storm but he knows we did a great job at getting them off the streets.

Member Mullen moved to adjourn the meeting; Member Palmer seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 7:20 p.m.

Brian Galloway

Brian Galloway, Secretary