

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
BRIAN M. GALLOWAY, SECRETARY	ABSENT
ERIN M. MULLEN, VICE-CHAIRPERSON	PRESENT
JOHN W. PALMER, SUPERVISOR	ABSENT
TIMOTHY M. LOTECKIE, SUPERVISOR	PRESENT

The meeting was called to order at 6:03 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Galloway and Member Palmer. Also present were Township Manager John Shepherd, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones. A moment of silence was held for Member Galloway’s brother, Jerry Galloway who passed away.

2025 ANNUAL POLICE REPORT PRESENTED BY CHIEF NELSON WHITNEY

Chief Nelson Whitney announced that Falls Township Police Department is hiring and is a great place to work. They conducted their first internal Police Entrance Examination last summer and have another one coming up. They were able to fill some of their vacancies from this. They continue their commitment to continue recruitment, community policing, maintaining fiscal responsibility, modernization of technology, officer wellness and training and updating department policies and strategies. Chief Whitney reported on the following:

- The Adopt A Cop program has been extraordinarily successful. There are elementary schools and both high school campuses in Falls Township and maintaining a close relationship with the students and staff has been something that their officers as well as the students and staff have enjoyed.
- The Shop With A Cop is ongoing for the last several years with Middletown Township. It is a fun event for our officers to go out with children and help them get ready for Christmas.
- Coffee With A Cop gives members in the community a chance to get to know our officers and ask questions.
- The police department participates in National Night Out. This is always a well-attended event.
- Chief Whitney said they have a great relationship with the local Girl Scout Troop. They are the kindest group of people. They are always providing the department with cookies and they volunteer to make different things like blankets and stuffed animals. When children are involved with their families in scary incidents, to try to make a better memory out of something that could be a tragic event, these Girl Scouts are phenomenal for us with the items they make.
- There was an awards ceremony as well as a 75th Police Department Anniversary. The department was founded in 1950 by Chief Franklin Kirby. There was an awards ceremony where we honored a number of officers for incidents they handled and went above and beyond the call. There was a lot of training and educational

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achievements for our officers. There are 22 officers who have a Bachelor's degree and maybe 5 or 7 that have a Master's degree. They wanted to honor their commitment not only to their professional training and excellence but to their higher education.

- With the Angel Tree, over 400 Pennsbury students received gifts because of this program. It is a nice way for us to connect with the community.
- Chief Whitney said Project D.A.S.H. directly supports the homeless. It is a program they started and named after Christopher Cramp when he was tragically lost in a train accident with two of his children in Bristol Borough. This is a great program where thousands of articles of toiletries, blankets, coats, socks, shoes, etc. are collected for people who are struggling with homelessness. We collect and share with sister agencies that work to support the homeless.
- Chief Whitney said the police department hired five new officers in 2025. They are Officer Hughes, Officer Perry, Officer Sherman, Officer Lees and Officer Sheehy. They look forward to getting them into the field training program and getting them on the street.
- The Command and Leadership Academy is a 14-week program based upon a curriculum at West Point. The Sergeants and Corporals attended this program and they continue to send people who are in leadership positions in the Police Department through the Command and Leadership Academy. There were eight graduates in 2025. It is not an easy Academy. There is a lot of work and a lot of out-of-class work. It is a true commitment to go through this program as it is a phenomenal program to train the leadership in the department to handle issues in the department and be the best leaders that they can be.
- Crisis Intervention Training is a program to train officers to understand when someone is in a mental health crisis. It is the department's objective to have the entire patrol division trained. Dozens of officers have been trained as part of the Bucks County Crisis Intervention Team. It is a week-long training course and it really allows officers to understand what they're looking at. Sometimes when you're dispatched to a call for service you can misunderstand what's happening. CIT training helps officers realize that sometimes people just need our help.
- Chief Whitney said Officer Stephen McCreary was promoted to Detective. Congratulations to Detective McCreary. A new Records Clerk, Kristina Lambert, was hired. She came to our department from Bensalem where she has a lot of training and experience. Kristina has been a wonderful addition to our records crew.
- Officer Jonathon Caesar retired after 39 years of active duty in the Police Department and Renee Thompson retired after 40 years. Renee had various jobs with us. She was a dispatcher and she worked in our records division. One of our K-9's Zico passed away in 2025. We have a plaque honoring him on our wall.
- Overdose deaths have been decreasing year after year as the opioid epidemic kind of wanes. We had our peak in 2016 and we've had less and less every year which is a welcome change in Falls Township.
- In 2025, we handled 23,133 calls for service which is slightly up from the period from 2021 forward. There were 1,225 car crashes in Falls Township in 2025.

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- Our police examination is coming up on Saturday. There are still vacancies to fill and we're finding that people are getting the message that Falls Township is a great place to work as a police officer.

Chief Whitney said we enjoy great support from the community and we appreciate the support of you, our elected officials. It is just a wonderful place to go out there and practice police work in a town where you know people appreciate you. Member Mullen asked about the police department's transition back to the new building. Chief Whitney said they are mostly settled. It has been extremely popular for the officers to come in and have a locker room again and a workspace where they are almost operational. They are about a week or so away from being operational. There were little things to take care of, but it's been a wonderful experience to move back into the building.

2025 ANNUAL REPORT PRESENTED BY FALLS TOWNSHIP FIRE COMPANY #1

Falls Township Fire Company #1 President Michael McClellan, Jr. thanked the board for their continued support throughout the years. They are approaching their 100th Anniversary. He also appreciates the community that stands behind them. Mr. Robert Hedden (past Chief and life-time member) said they are here to give the board their 2025 Annual Report. The mission of the Falls Township Fire Company #1 is to provide excellence to the residents, businesses, and visitors of Falls Township through the delivery of Fire Rescue services. The Falls Township Fire Company provides all hazard responses to Falls Township 24 hours a day, with an integrated systems approach to serve the community. The fire company was granted their charter on May 14, 1928 and they are the oldest public safety agency in Falls Township. In 2025, the fire company responded to a total of 729 calls for service. They had 108 EMS calls and 621 fire calls. There were 7 carbon monoxide activations and they had 254 calls to assist other agencies. The most common call was for false alarms, not uncommon when the smoke detector goes off for careless cooking. Mr. Hedden reviewed their staffing and response times. Some of their busiest calls are the apartment complexes and the industrial areas. The fire company responds to calls outside of their area as well as out of state. NFPA 1720 is the standard for organization deployment of fire suppression and emergency medical operations to the public by volunteer fire departments. Falls Township is in the urban zone. The NFPA is saying they should have 15 members responding within 9 minutes 90% of the time. The 2025 average of Falls Township Fire Company is 11 members, their response time is 7 minutes and 42 seconds and they meet the objective 89% of the time. Membership consists of 30 active firefighters, 15 active members, and 20 life members. We had one member achieve 50 years of service this year and one member achieve 15 years of service. Chief Nate Nelson reviewed the types of fire calls they respond to. These include building fires, automobile fires, extrications, industrial rescue and hazmat incidents. Deputy Chief Michael Bradshaw reviewed training their members undertake. In 2025, they had over 420 hours of training. This training consisted of their annual breathing apparatus reclassification, engine and ladder company operations, drivers training, hazmat recertification, vehicle rescue, rope rescue, firefighter safety and survival, rapid intervention training, three structural burn sessions with several of the other Township fire companies and mutual aid fire companies, dwelling fires class, swift water operations and technician training, and EMT training. Several debriefs and after-action reports were completed on

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working incidents which included a review of strategies and tactics and our command staff attended an annual tabletop exercise at Gillette which they do every year with them to prepare for any incidents. They also placed their entire new fleet of apparatus in service. Mr. Hedden said Falls Township Fire Company had the tragedy of having a line of duty death on April 26, 1976. Firefighter Von Hoffman died in the line of duty while operating on Box 30-41 at the Saint George's Diner on Lincoln Highway. When a flashover occurred, Von could not get out. Each year on April 26th, the fire company remembers their brother Von and this year marks the 50th anniversary of his line of duty death. Mr. Hedden said they secured \$130,000 this year in grant money and donations. These grants and donations will be used for firehouse renovations (Waste Management Community Grant). They received a grant from the PA Office of State Fire Commissioner for overall debt reduction and Gelest Inc. gave them a donation to purchase gas meters. Mr. Hedden said they are projecting a Spring, 2026 completion and ribbon cutting for the engine room and are designing our Firehouse for the next 50 years. The fire company provided fire prevention to area schools and daycare facilities, and they also attend community events. The Falls Township Fire Co. No. 1 will celebrate their 100th Anniversary in 2028. The Board congratulated Mr. Hedden on his 50 years of service.

PROCLAMATION AWARD PRESENTED TO THOMAS D. ORMOND, JR. FROM LEVITTOWN FIRE CO. # 1 RECOGNIZING 65 YEARS OF VOLUNTEER SERVICE

Member Mullen read a Proclamation for Thomas D. Ormond, Jr., a 65-year volunteer member of the Levittown Fire Co. No. 1. The Board of Supervisors thanked Mr. Ormond for his six decades of dedication and volunteer service.

PROCLAMATION AWARD OFFICIALLY RENAMING THE ALDEN AVENUE BRIDGE TO PFC NATHANIEL EDWARD DETAMPLE BRIDGE

Chairman Dence said a bridge dedication is going to take place later this month for Nate DeTample who died in 2005 during Operation Iraqi Freedom. With this proclamation, we are going to honor and remember Nate and recognize his service to our Country and the sacrifice he made. Nothing we say can fully express the loss of his courage and commitment. His legacy lives on in the freedoms he helped protect. Nate's family is here tonight as well as a grateful community. The proclamation of a bridge dedication is a small way for us to ensure that his name, service, and sacrifice are never forgotten. Chairman Dence read the proclamation concerning the Army Private First-Class Nathaniel Edward DeTample Bridge. Chairman Dence said the person who orchestrates the bridge dedications is Ed Preston. This is the 27th bridge dedication that he has spearheaded and put together.

ITEM # 1 EXECUTIVE SESSION

Ms. Gallagher said the board met in Executive Session earlier this evening to discuss matters of potential litigation and personnel.

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

Ms. Jennifer Metzger spoke about the park clean-up day on Saturday, March 21st. Ms. Metzger said it was a great day and many people came out. The EAC invited them to go out. Ms. Metzger mentioned the subcommittees in the Township. Everyone is dedicated to making sure the Board of Supervisors has information, but she wonders if there is a reason why they do not give reports at this meeting. Chairman Dence said traditionally they come to the board when they have something to update them with. Ms. Metzger asked if this is something that could be considered. The Disability Board was talking about the proposed car wash and many people are wondering if we really need another car wash, especially in a very tight location where this is proposed. Wouldn't this be something that we would come and talk to you about and give our recommendation? Chairman Dence said they usually give us a report on the the Disabled Person's Advisory Board before we make a decision. Ms. Metzger said they were told they do it once a year. Mr. Shepherd said if there's any report that comes out of an application it should be transmitted back to the supervisors, whether it's through staff or whoever the chairperson is they should definitely bring that back. Mr. Shepherd said Ms. Metzger had mentioned something that really is unrelated to the functioning of that board, but he thinks it's important if it's part of that functioning. For instance, some of the committees are staffed or in a better way, for instance, Parks & Recreation. Brian Andrews works with them so if there is something that comes out of that Advisory Board, he's going to bring it back potentially to Mr. Shepherd and ultimately to the Board of Supervisors. Some have more staff than others. It just really depends on what the group is. Mr. Shepherd said he thinks that the disabled board is designed to discuss what's there and any issues related to the site. Your comment was that there are five car washes, we don't need another one. That is an important comment from citizens or anybody that can make that comment to the board but it's not really something that committee is charged with. That kind of comment from the committee, although it could happen; you see how it doesn't seem to really flow and make sense. Ms. Metzger said she was talking to the Board of Supervisors in general. She does not think that we need it. Chairman Dence said as a resident but that's not something that the Disabled Persons Advisory group would come to us with. Ms. Metzger said they told her, and although she is not happy about it, they still have to approve it because they don't really have a choice in Falls Township. We have to approve whatever comes across but we can discuss what it is that we're concerned about. We made sure there are enough parking spaces for vans. We made sure there is enough traffic space for people to actually pass without blocking any of the parking spots. The problem that they have is there is not enough information for them to really answer all of the questions. There are kiosks and they are not even to a point where they can make sure that someone with only one arm could actually manipulate that particular kiosk. Ms. Metzger said you approved it. Chairman Dence said the developer come up with an idea and the last thing we heard from them was if this was something that we're interested in or not. We said if you're going to design it, we need to see a design. We weren't saying yes to the concept, he personally doesn't like the idea of a car wash there. Ms. Metzger said her question was if there is a reason that people from the various boards aren't coming back to you if they're

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really only for you. Member Mullen said they come to us but they don't necessarily come here to this meeting but they are welcome to attend this meeting. Ms. Metzger had a question about the Brezinski property and a fee in lieu of trees at the proposed apartment complex between Lincoln Highway and Trenton Road. They are going to remove 667 trees and only 5 are coming back. She is not sure how that makes sense. Chairman Dence said the Ordinance requires a specific number of trees. It is not something they negotiate. Ms. Gallagher said it is based on tree caliber and whether or not the trees are dead or dying. When the application comes in, Mr. Jones and his team will review this with the developer and they will agree on a number for a fee in lieu. That project is not yet scheduled to appear before this board.

Mr. Wayne Bell said this is a great looking building. He asked if you thought about distraction technology – mirrors, plants, pictures, legacy pictures of scrolling media? You don't have anything on the walls. Mr. Bell said the cleanup event was a great day with water, gloves, pretzels, and hand-grabbers. Mr. Bell said there was a lot of bird dung in the park. Mr. Bell asked if there was any thought about bringing other people in like the school system, K through 12 or something like that because there were only a couple of kids there. Mr. Bell said at the last meeting you had the singing and it was very emotional. Mr. Bell said he has learned a lot from Mr. Clark. Municipalities in Pennsylvania are required to allow for every type of lawful land use somewhere within their borders from landfills to data centers and failing to do so exposes local governments to legal challenges due to exclusionary zoning. Mr. Bell said he was very glad that he read that because he understands the tax base here in this Township as he looks at the logo that you changed. It is a building which represents tax. You cannot get taxes from trees; you get taxes from people. Mr. Bell asked if the Township have access to use of the Rise Up tower. Chairman Dence asked Mr. Bell if he can wait until they do their presentation. Mr. Bell brought up the subject of nuclear; SMR's are what we need here in the Township in order to offset the electric costs that every resident is experiencing. Mr. Bell doesn't know if we are able to do that, like Waste Management did with Tullytown. Chairman Dence said we have had this conversation a couple times. Mr. Bell said we should have it even more often. Chairman Dence said a lot of the smaller scale nuclear stuff like you're talking about is a new technology to the United States. It's only been proven in Russia and China and places like that but it's coming at some point rather than trying to restart a closed-down nuclear power plant. What they talked about doing are these smaller scale nuclear-type facilities. Mr. Bell said if you take a look at what's happening at Three Mile Island, they're already doing these small nuclear reactors there as well as in Virginia. Mr. Bell said bring your own power is what the electric mandate is right now from the government. AI data centers must bring their own power and not use our grid. Now they're using gas turbines. I don't know what the data center has down there but it's something to think about. Member Mullen told Mr. Bell that she agrees with him about expanding our advertisement for the park clean up. She saw it too late to be able to attend and she tries to stay pretty informed about what's going on. It is something that she, Brian Andrews and Mr. Shepherd can work on improving. Mr. Bell commends the people who were there. You can actually see the problem in Falls Township with litter right alongside the highways. Member Mullen said she appreciates Mr. Bell attending the event. They are popular events so when you ask

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people to help pitch in, they do want to. Getting the word out will increase turnout.

ITEM # 3 78 E CABOT BLVD HOLDING, LLC – CONDITIONAL USE APPLICATION 78 E CABOT BLVD – TMP# 13-003-008-008

Member Mullen moved to open the Conditional Use Hearing for 78 E. Cabot Boulevard; Member Loteckie seconded the motion; all board members were in favor. (3-0) Ms. Gallagher said this is a Conditional Use Hearing concerning property located at 78 E. Cabot Boulevard, TMP # 13-003-008-008. The property is to be used for storage of trucks and trailers which will be an additional primary use to the existing repair shop on this property. The property is located in the PIP zoning district and has been advertised consistent with the Municipalities Planning Code. Township Exhibit 1 is a copy of the application. Township Exhibit 2 is a copy of the neighbor notification and certification of service. Township Exhibit 3 is proof of publication. Township Exhibit 4 is a copy of the property posting for this evening. Ms. Chelsea Jackman, Esq. (Begley Carlin Mandio) is here on behalf of the applicant, 78 E Cabot Blvd. LLC. The TMP is #13-003-008-008. The subject property consists of 6.81 acres zoned in the PIP district. The property backs up to the rail line and it is currently improved with an existing structure. The structure is currently being used for truck repair. Ms. Jackman said they are here tonight for Conditional Use approval to permit storage of trucks as an additional primary use in conjunction with the existing repair shop operation. This proposed use pertains to a single tenant and it lines the railroad so it is sort of an ideal use given the area that it backs up to the railroad. There are no residential properties and no neighbors around. What you see when you are traveling down Cabot Boulevard is a corridor lined with trees. You're not seeing what it is that we're proposing to do here which is truck storage. It is already fully developed so there are no new site improvements that we're proposing or modifications and all of the repair activities will continue to occur inside of the existing structure. Everything in the Township Engineer's letter is a will comply. Ms. Jackman said they received unanimous approval from the Planning Commission in January. Ms. Gallagher asked if there was anyone present this evening who would request party status. There were no raised hands. Ms. Toni Battiste asked whether there would be any surveillance of the vehicles that are going to be parked there and are they going to have hazardous materials sitting in them that could eventually leak. Chairman Dence said probably not. It's not something required by us. That would be the DEP. Ms. Gallagher said it would be either DEP or PennDOT but it is not required by the Township. Member Mullen moved to close the Conditional Use Hearing for 78 E Cabot Boulevard Holding, LLC; Member Loteckie seconded the motion. All board members were in favor. (3-0) Member Mullen moved to approve the Conditional Use for 78 E Cabot Boulevard Holding, LLC, TMP # 13-003-008-008; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 4 RISE UP TOWERS, LLC – CONDITIONAL USE APPLICATION – 1414 BORDENTOWN ROAD – TMP# 13-050-002

Member Mullen moved to open the Conditional Use Hearing for Rise Up Towers, LLC; Member Loteckie seconded the motion; all board members were in favor. (3-0) Ms.

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Gallagher said this is a Conditional Use application for property located at 1414 Bordentown Road, Bucks County TMP # 13-050-002, located in the Heavy Industrial (HI) district. The applicant seeks Conditional Use approval to construct a tower-based wireless telecommunications facility outside of the right of way on the property. Township Exhibit 1 is a copy of the application. Township Exhibit 2 is a copy of the proof of publication; this was advertised consistent with the Municipalities Planning Code and was advertised on March 6th and March 13th Township Exhibit 3 is a copy of the neighbor notifications for this evening. Township Exhibit 4 is a copy of the proof of posting of the property related to tonight's hearing which occurred on March 3, 2026. The applicant is represented by Mr. Michael Malloy, Esq. (Obermayer Rebmann Maxwell & Hoppel). Mr. Malloy said he is here on behalf of Rise Up Towers, LLC. This is an application for 1414 Bordentown Road. The property is 130 acres. The site of this cell tower is just off of New Ford Mill Road. This is the same location where a cell tower existed a number of years ago and was removed. Years later, Verizon said they needed another tower at this location so that is the tower application before the board this evening. This property is owned by Waste Management and Rise Up Towers has a ground lease for this 45 x 45 parcel and a small drive onto their property. This is a 150-foot steel monopole with no guide wires. Mr. Malloy said he has a number of witnesses present this evening and will follow direction by the board on how to proceed. The witnesses were Mr. Matt Graubart (Professional Engineer). He could talk about the engineering, the design, the safety factors, and structural engineering of the tower. Mr. Andrew Peterson (RF Engineer) can talk about the need for the tower, the fact that the emissions won't affect any of your emergency communications, the FAA, that kind of thing. Mr. Peterson would also talk about the emissions and how it wouldn't harm anybody on the ground, how all the emissions will be significantly lower than any of the federal standards. Mr. Graubart would testify about the actual structure of the tower. After this, they are going to go through a building permit process. Member Mullen said she did not know these things had emissions and would like more information. Mr. Malloy said the other person he has here is Mr. Scott Galloway. Mr. Galloway is their GC. He has been building towers for 30 years. Mr. Malloy said one of the things he is asking for is to lower the bond. Falls Township requires a \$100,000 bond to remove these things and it doesn't cost anywhere near \$100,000 to remove them so he is asking for a reduction in that bond to \$30,000. This is about the cost and Mr. Galloway can testify to that. Ms. Gallagher asked if there were anyone here this evening seeking party status. No one requested party status. Mr. Malloy said Rise Up Towers will put up any public antenna 911 emergency utility on the antenna rent free, for free. It will just have to be delivered to the site and tell Mr. Galloway how you want to put it up there. Mr. Malloy said their first antenna was in Middletown Township where the Sesame Place water tank used to be. They have four municipal antennas on that. Mr. Peterson was sworn in. Mr. Peterson said he can speak about electromagnetic emissions. These facilities are governed by the FCC. On a number of fronts, one of them being the electromagnetic emissions, there are very specific limitations for emissions from these types of facilities. Those are outlined in the FCC's bulletin 65. That document describes the permissible emission levels. It also has the formulas that engineers follow when evaluating and the anticipated exposure levels from a new facility. The Federal Communications Commission (FCC) governs these national

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standard limitations. They use the formulas that are prescribed in bulletin 65 by the FCC to evaluate the anticipated exposure levels and they do that in very conservative fashion using the specifics of the facility, the height, the antennas, the makes and models, power, outputs, radios, all of the important information and then they use those formulas that are prescribed in that document. Mr. Peterson said they are basic physics formulas that govern how electromagnetic energy disperses from an antenna. Mr. Peterson said that was done for this facility and he used a sophisticated software package by a company called Waterford. The software is RF Master and they model the facility from an electromagnetic emissions perspective. In this case, the exposure levels would be less than 0.2% of the applicable FCC standards at all ground levels and locations of public access. It is about 500 times below what the FCC considers safe for human exposure and that is the maximum that they are calculating using a whole host of upper limit assumptions. The facility will be complying with the standard by a wide margin. Mr. Malloy said Mr. Peterson mentioned this is prior to construction but then after construction Verizon, who is the licensed carrier, will have you come in and test to verify that as well, right? Mr. Peterson said that can be done. They don't do that routinely for tower-type facilities but if that's something the Township would like done, it can be made a condition of approval. Mr. Peterson said they do that regularly for rooftops and some other types of facilities where folks can be more proximate to the antennas by virtue of their occupation or for other reasons, but for tower-type facilities they do not do it on a routine basis. Mr. Peterson said if it is made a condition, they will be happy to comply. Mr. Peterson said anything over 10 meters where the antennas are 10 meters off the ground, so about 30 feet, is categorically excluded, meaning they do not even need to demonstrate compliance. The mathematics and physics of it dictate there is just no way that enough power can be propagated to the ground to cause any types of issues, but we do demonstrate compliance anyway and as a matter of course, go through the issuance of the electromagnetic emissions report. Applicant's Exhibit 1 is an Electromagnetic Exposure Analysis prepared by DBM Engineering PC and dated February 27, 2026. Mr. Galloway is the GC who would testify about the cost to eventually remove the tower and that he'd get money for the steel and things like that when they recycle the steel. Also present is Mr. Graubart who is a Civil Engineer and Structural Engineer as well. Ms. Gallagher asked Mr. Malloy to give a brief summary of what each witness would testify to and then ask them to confirm that his summary is consistent with their testimony then the board can ask any additional questions they have for any witness. Mr. Malloy said in addition to what Mr. Peterson testified to, he would also testify that Rise Up Towers is not required to have an FCC license. There is no license necessary to erect the tower. They go through a lot of permitting approvals to put the tower up but they do not need an FCC license however, Verizon does have one. Member Mullen asked if Mr. Malloy can get to the part about the bond reduction. Ms. Gallagher said before we get to that, they did review the code and she believes this board does not have the ability to reduce that amount. It is a set requirement in the ordinance and would require a variance from the Zoning Hearing Board to do so. The board could certainly recommend that they are agreeable to a reduction. She believes the Manager does have thoughts on the actual amount, but the reduction would have to come from the Zoning Hearing Board and could that be done after tonight. The board can agree or not agree with the amount and then Mr. Malloy can take that statement to the Zoning Hearing Board which would be very helpful for them. Ms. Gallagher said she believes Mr.

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Shepherd has a thought on the amount of the bond. The Ordinance requires \$100,000. They are requesting to reduce it down to \$25,000. Mr. Shepherd said he believes it should at least be \$50,000 and the reason he is saying that is because of inflation as this could be 20 or 30 years from now when it is decommissioned. It is the value today versus the value 25 to 30 years from now. Mr. Malloy said it is just the cost. Every year they pay 40% of the gross revenue. Chairman Dence said with ground rent from companies cohabitating on your tower, you are making all kinds of money off it. Mr. Malloy said no, they give every public antenna for free. Chairman Dence said we changed our Ordinance so every time someone went onto an existing tower, we didn't have to go through this. Mr. Malloy said with steel prices and steel costs, when they go to decommission these things, they sell the steel so the steel gets recycled. The \$100,000 was written for a massive tower with guide wires and things like that. This is on private land and the private company is going to force whoever it is to remove it. It's not like it's on the Township property where there has to be security. Member Mullen said we just got legal advice. Ms. Gallagher asked Mr. Malloy to give a brief summary of each of the remaining witnesses that he has available this evening that can be sworn in and confirm that your summary is accurate and the board can ask any additional questions of each witness. Mr. Malloy said they will apply to the Zoning Hearing Board and then figure out the bond amount. With respect to Mr. Peterson, in addition, he was going to testify that and submit into the record Verizon's FCC license which is required under your Ordinance. He would also explain that the Ordinance isn't really correct. It is a little outdated with respect to the legal standard that governs the sighting of towers these days. It is about providing reliable coverage and reliable service and Mr. Peterson would testify there was a lack of reliable service in this area which Verizon was looking to fill. Not a gap in coverage anymore with the least intrusive, which is what your Ordinance says. It could also be said that this thing is in the middle of nowhere. As far as residential properties are concerned, it is not affecting anyone. It is in a very unintrusive spot. He would testify that it was going to be safe with respect to the emissions as he just testified and he would also testify that it would not interfere with any of the existing communication antennas. He would testify that there were no sufficient tall structures in the area that could adequately serve Verizon's need in the area and that the tower is cited to provide space for other carriers when the time comes. It is fine from the FAA and height and Federal Aviation Administration and fine under the PA Bureau of Aviation so from an aviation safety standpoint, the tower was also sufficient and would meet the standards. Mr. Malloy asked Mr. Peterson if he agreed with information Mr. Malloy presented and if he agreed with the testimony. Mr. Peterson said he would agree. Mr. Matt Graubart (Professional Engineer) would testify about his experience as a Professional Engineer, his experience in wireless communications facilities and citing them. He would be familiar with the property. He would walk us around the property from a zoning perspective. This property is in the Heavy Industrial (HI) area. He would describe the site as being a pre-existing tower site. He would talk about and confirm that we were going to provide a graveled drive. It is not going to be paved. There is no paving requirement but there was a gravel requirement for the gravel driveway and the small parking space. He would testify that the site is virtually always unmanned and has someone (a technician) visiting this site, maybe every one or two months just to run checks and verify things. After construction, it would be a small truck

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visiting the site. There would be no need for cranes or anything like that unless the carriers needed to do an upgrade or they had a new lease come on board. He would testify about the height of the proposed tower that is 150 feet and it would be a galvanized finish. He would discuss that the tower setbacks from various features were sufficiently far enough that the tower, if it were ever to fail, would not fail or disrupt the overhead power lines or the underground gas lines and would potentially not even meet the property line. When towers fail, they fold. They don't fall like a tree. They fold onto themselves, so they typically do not ever reach nearly their height. According to experts, there is only one tower that anybody can identify as ever failing and that was in the Fort Washington tornado. They are designed to withstand the winds that would be typical in this area, that they would meet all of the electrical and safety design standards, that there would be an 8-foot tall fence around it - a security fence, there would be anti-climbing measures, there won't be any trees removed to construct the facility and Mr. Malloy believes that would be all of his testimony. Mr. Matthew Graubart was sworn in. Mr. Graubart agreed with everything presented by Mr. Malloy. Ms. Gallagher said one of the objective criteria in the Ordinance has to do with the structural standards and you indicated you have a Structural Engineer this evening. Ms. Gallagher asked if she was correct that engineer is going to testify that the structure meets the requirements of the Ordinance? Mr. Malloy said Mr. Graubart reviewed the structural drawings that were provided by his steel company and assured Mr. Malloy that they were correct. Mr. Malloy said that goes through a permitting process. Mr. Graubart said that is correct. There were no other exhibits. Ms. Gallagher said we will accept Applicant's Exhibit 1. It would be appropriate for board comment or public comment at this time. Mr. Wayne Bell said he greatly appreciates you bringing all the parties here so he could hear from them. Mr. Bell said he just wanted simple stuff and said he appreciates everything he heard. He said we cannot see UV rays from sunlight. We cannot see electric current but we can hear radio waves from electricity. We can also see and smell effects of nature and man-made technology. In both cases, they have the power to cure and the power to cause disease; including cancer is still being evaluated. We must remain steadfast of the unseen harm in this community, including EMF's which the cell tower will produce. Mr. Bell asked what is the maximum amount of power the tower will put out. He understands FCC and all of that and that there won't be any people around and nobody to harm. Mr. Bell understands the Township will have access to the tower? Will there be a clause to reuse, recover or remove if the tower becomes out of service in 50 years? He said the bond should stay at \$100,000 because we're all going to be dead. The tower will still be here. Someone else will be replacing all of these people and they'll be asking all these people up here why you went down on the price. We are done with that in this Township. We've already given up tax bases to everybody else. We appreciate you giving up the tower for the Township. Mr. Bell said that is why he wants the tower here but at the same time, don't ask us to lower our standards. That is what you're asking us to do. Mr. Bell asked if there would be any distraction technology used, for example the grass blades or whatever they put in there. Ms. Jennifer Metzger said she pulled up the map so she could see where this was. The primary address takes you to the Waste Management building. Originally, Ms. Metzger was worried that we were talking about it being located on the transmission tower. Ms. Metzger said she understands it is down on the opposite side of the property so it's down New Ford Road. Ms. Metzger said there is a little spot that looks like it already has a concrete pad or

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something there so she assumes that is where we're talking about. Her problem is we're saying if something happens in this little spot and the 150-foot monopole tower falls, it is going to collapse or crush but Murphy's law says that's not what's going to happen. Just like how the Fort Washington tornado or hurricane took it and threw a bunch of metal into other buildings and other places. It is very likely that this would not necessarily collapse, but if it's going to fall, it's will literally land on this building across the street. Chairman Dence said he thinks Ms. Metzger is mistaken about the location. You would go past trash to steam and go past a commercial building (a warehouse of some sort). Before you get to Bordentown Road, it's off to your left. Mr. Malloy is saying he thinks it will collapse straight down. Ms. Metzger wants to know who would be responsible if it does not fall straight down. Mr. Malloy said he is not going to be subjected to or permit his witnesses to be subjected to a barrage of questions. Chairman Dence said for Mr. Malloy to listen to him. Ms. Metzger is a resident. You are a guest here who is trying to do business in Falls Township. You want to build your tower. We're going to hear what she has to say and you can answer her questions or you can come back another time and try again. Chairman Dence asked about the tower height and how far off the road is it? Mr. Malloy said the tower is 150 feet and Mr. Graubart said that is correct. The setback is 125 feet to the right-of-way line. The right-of-way line to the edge of the pavement is in excess of another 25 feet. Mr. Malloy asked how far it is to the overhead lines. Mr. Graubart said the overhead lines are roughly 277 feet away, almost double the height of the tower. Ms. Metzger said thank you for taking the time to answer that question. Chairman Dence said it didn't have to be that difficult. Ms. Metzger said the surrounding trees have a tendency to get burned from the radiation. Her understanding is they are saying that because the monopole is 150 feet high, it's not going to burn the tree canopy. Is that correct? Chairman Dence said that's correct. He has never heard of that before. Ms. Metzger said since this is a 150-foot monopole with no guide wires, how far down does that go? Mr. Malloy said there is going to be a new foundation built. Ms. Metzger assumes there will be permits. Chairman Dence said yes. Mr. Malloy said they are required to submit their geotechnical evaluation which has been completed. Ms. Metzger said we are assuming the previous tower was removed because the landfill was too high on both sides. Chairman Dence said he does not remember there ever being a tower there. It was a long time ago when it was removed. Ms. Metzger said we used to have problems on North Olds Boulevard when you would drive through and the radio didn't work, cell phones didn't work, nothing would work on that street. At some point in the last 15 years, that problem went away. Is it possible that this tower could create that distraction or that interruption again in the signal? Mr. Malloy said no. Ms. Metzger said the only other thing that she wanted to know was right now we're talking about Verizon being on there and the municipal towers are capable of being added. Are they not going to have the other carriers? Chairman Dence said we used to have cell tower meetings twice a month. We changed our Ordinance so that on an existing tower those cohabitating companies that wanted to join didn't have to come back and go through all this. They just had to meet the requirements so whoever owns the tower, if somebody wants to get on there, they can come and lease space from them. It doesn't sound like they have anybody planned at this moment. Ms. Metzger asked if we are getting tax base from this or is this really just rent that's going to Waste Management and we'll just keep getting

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rent from them? Ms. Gallagher said they'll be paying real estate taxes on this but the Township does not get a cut of the co-location fees. Member Mullen moved to close the Conditional Use Hearing for Rise Up Towers, LLC; Member Loteckie seconded the motion; all board members were in favor. (3-0) Member Mullen moved to approve the Conditional Use application for Rise Up Towers LLC, 1414 Bordentown Road, TMP # 13-050-002; Member Loteckie seconded the motion; all board members were in favor. (3-0)

There was a break in the meeting at 7:37 p.m. and the meeting reconvened at 7:40 p.m.

ITEM # 5 CONSIDERATION OF APPROVAL OF CERTIFICATE OF APPROPRIATENESS – 55 LOWER MORRISVILLE ROAD TMP – #13-020- 300 – GUTTER AND SPOUT REPLACEMENT WITH BERGER BRAND (WHITE) (HAPP CONTRACTORS) 2) EXTERIOR PAINTING (SAME AS EXISTING) (NOLAN PAINTING)

Member Mullen moved to approve the Certificate of Appropriateness for 55 Lower Morrisville Road, TMP # 13-020-300 for gutter and spout replacement with Berger brand (white) (Happ Contractors) 2) Exterior painting (same as existing) (Nolan Painting); Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 6 CONSIDERATION OF APPROVAL OF CERTIFICATE OF APPROPRIATENESS – 139 YARDLEY AVENUE – TMP #13-032-039 REPLACEMENT OF FRONT STEPS AND RAILING WITH CONCRETE STEPS (SAME SIZE) AND NEW RAILINGS (BLACK POWDER-COATED ALUMINUM)

Member Mullen moved to approve the Certificate of Appropriateness for 139 Yardley Ave, TMP # 13-032-039, replacement of front steps and railing with concrete steps (same size) and new railings (black powder coated aluminum); Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 7 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 12 & 13 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

Mr. Gates said #12 includes pull stations and exit signs that were requested during final inspection, includes repair of broken lighted ballards, repair of broken damaged exterior junction boxes, additional power and data for the detention area cameras, additional data added throughout the building for fax, and an additional power outlet. The other item is for the general conditions extension request from QPI. This is their request for additional money for supervision for storage facilities for labor rate increases past the original project duration through the end of the project. Member Mullen moved to approve change orders # 12 and 13 for QPI Electrical Co., Inc. for the Township Municipal Building Renovation Project; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 8 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 41 FOR RYCON CONSTRUCTION, INC FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

Mr. Gates said this is for an additional fire extinguisher cabinet that was requested by police in the Sally port and the monthly camera rental for the construction/security camera. Mr. Shepherd said just to be clear, there is no extension of general conditions for RYCON and the board knows that. This was to inform the public. Member Mullen moved to approve change order #41 for Rycon Construction, Inc. for the Township Municipal Building Renovation Project; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 9 CONSIDERATION OF AUTHORIZATION FOR ADVERTISEMENT FROM JONES ENGINEERING ASSOCIATES FOR THE ROAD IMPROVEMENT PROGRAM

Member Mullen moved to authorize advertisement from Jones Engineering Associates for the Road Improvement Program; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 10 CONSIDERATION OF AUTHORIZATION FOR ADVERTISEMENT FROM JONES ENGINEERING ASSOCIATES SOUTH OLDS BLVD CULVERT

Member Mullen moved to authorize advertisement from Jones Engineering Associates for the South Olds Boulevard Culvert; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 11 CONSIDERATION OF APPROVAL OF STONE & ASPHALT BIDS FOR 2026- 2027

Member Mullen moved to approve the Stone and Asphalt bids for 2026-2027 to Eureka Stone Quarry Inc.; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 12 CONSIDERATION OF APPROVAL OF SUMMER CAMP BUS QUOTES

Member Mullen moved to approve the summer camp bus contract for David Thomas Transportation; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 13 CONSIDERATION OF APPROVAL OF PROPOSAL FOR HOCKEY RINK RESURFACING & DRAINAGE IMPROVEMENT PROJECT

Mr. Jones said this surface is going to be retrofitted with drainage tiles that is playable at the

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surface level with drill holes in the existing asphalt surface below it. The water that ponds can infiltrate. These tiles can be replaced as needed. Member Loteckie moved to approve the hockey rink resurfacing and drainage improvement project with Sports Court of Pennsylvania in the amount of \$113,025; Member Mullen seconded the motion; all board members were in favor. (3-0)

Mr. Andrews thanked everyone for coming out for the cleanup event. He will do a better job at advertising the next one. There will be a self-directed Easter egg hunt this Saturday and Archie may be there this weekend. A half hour before the egg hunt, the public should go on social media to find out where the eggs are going to be hidden.

ITEM # 14 CONSIDERATION OF APPROVAL OF ESCROW RELEASES

Member Mullen moved to approve the escrow release for Lycon Investment Company LLC at 201 Dean Sievers Place in the amount of \$10,918.62; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 15 CONSIDERATION OF APPROVAL OF 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

There was no action on this agenda item.

ITEM # 16 MINUTES – MARCH 2, 2026

Member Mullen moved to approve the minutes for March 2, 2026; Member Loteckie seconded the motion; all board members were in favor. (3-0)

ITEM # 17 ENGINEERS REPORT

Mr. Jones said during the month of February, his office received two earth disturbance applications. There were no land developments and no other permit applications. Chairman Dence asked about the earth disturbance that was approved. Mr. Jones said this was the residential pool demolition.

ITEM # 18 BILL LIST

Member Loteckie moved to approve the bill list in the amount of \$1,933,869.60; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 19 JONES ENGINEERING ASSOCIATES BILL LIST

Ms. Gallagher said Chairman Dence typically abstains from this vote but because there is not a sufficient number of board members to approve this item without his vote this evening, he is permitted to vote this evening. Member Loteckie moved to approve the Jones Engineering bill list in the amount of \$331,123.25; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 20 MANAGER COMMENT

Manager Shepherd thanked everybody for the open house with the ribbon cutting. They had a great attendance from the community. It was great to meet a lot of people and officially open up the building.

ITEM # 21 BOARD COMMENT

Member Mullen asked Mr. Andrews about the Quaker Penn Park cleanup. Mr. Andrews said this is the third cleanup with this group called Spearhead Project Earth. They've done cleanups on the Delaware River on the New Jersey side and they approached Mr. Andrews last fall about cleaning up along the Quaker Penn river line there and what they do is a waste to energy type of system. It's a big help to us. We do ask for volunteers. The date of this event is April 7th.

Member Loteckie wanted to piggyback off of what everyone is saying with the open house. It was great to see everyone come out.

Chairman Dence said the open house was great. There were so many people. He was there until almost 8:00 p.m. and people were still coming in and taking tours. Chairman Dence said he's thinking about retiring and moving to Florida and working at Disney World or maybe Washington Crossing and giving tours up there. Last weekend was the Saint Patrick's Day parade. We had great weather even though it was a little chilly. They had a great turnout. The Easter Egg hunt is this weekend.

Member Mullen moved to adjourn the meeting; Member Loteckie seconded the motion; all board members were in favor. (3-0) The meeting was adjourned at 7:55 p.m.

Brian Galloway

Brian Galloway, Secretary