

Board of Supervisors – November 24, 2025

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting was called to order at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Boraski and Member Galloway. Also present were Township Manager John Shepherd, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones. Member Mullen made a motion to amend the agenda as there was a typo on the employee number for agenda item # 13, the correct employee number should be 08011989-1054; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the Board held an Executive Session prior to tonight’s meeting to discuss a potential land sale. This was for informational purposes only. No deliberations took place and no votes occurred. Also discussed were several personnel matters, a matter of litigation, and a matter involving a Collective Bargaining Agreement.

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

Ms. Jennifer Metzger said she has been doing a lot of research on a lot of different things. There are 800 children that are homeless in Bucks County. She has been reaching out to a couple of advocacy centers. People know that they can dial PA211 to get housing or help. Ms. Metzger asked if Falls Township is doing anything to help the homeless, especially those with children. Chairman Dence said we have the food drive that we are constantly doing and the United Methodist Church in Fallsington has a big outreach program as well. We have our Co-Responder who does a lot of work with the homeless. She is very much in tune with who needs what. Member Palmer said our Co-Responder has boots on the ground and as a social worker, she is able to provide the outlet services in real time. Ms. Metzger would like to know if there is anything the community can do to help support the Township with those efforts. She appreciates everything that is currently being done.

Mr. Wayne Bell congratulated Mr. Tim Loteckie on winning the race for Supervisor. Mr. Bell said he often speaks about the lights and the turf. He studied these things in school for many years. He wants to pass information on to the Board, the Solicitor and the Engineer. Mr. Bell said this is a Bird Town and you are passing projects that are going to kill the birds.

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This started with canaries. You should look up what cuckoo birds do. Mr. Bell said he and Chairman Dence spoke about nuclear. The town must have small modular reactors. Waste Management has plenty of land down there. It is time for all of us to start talking about nuclear. AI centers use about 60,000 gallons of clean water per day. Mr. Bell suggests that we get involved in the specifications of what the AI center is doing so all residents are up to speed. We also need to know the electric requirements it will use because our electric rates will go up. Three Mile Island is on the horizon. Mr. Bell said he was told a lot of that electric use will go to Virginia. We need to do something here in this community. We need to be first in Falls in doing something more. There are hydroponic ways of growing grass other than using the fake turf that comes from tire material. Rubber from the soles of your shoes and other items are used for the infill turf material. We need to get a little bit more intelligent and understand what we're doing to the ground. We have a lot of diseases going on. A lot of them, like autism, are related to our environment. Mr. Bell asked if anyone has heard of a metabolic pathway. If there is interference with the metabolic pathway, you get disease. That is what we're having here in this environment that we all enjoy and love. God bless you all in this wonderful season. Enjoy your Thanksgiving. Mr. Bell appreciates the time that you've given him to speak this evening.

ITEM # 3 MOTION TO HIRE KRISTINA LAMBERT AS CLERK 1 FOR THE POLICE RECORDS DEPARTMENT

Member Mullen moved to approve hiring Kristina Lambert as Clerk 1 for the Police Records Department; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 4 CONSIDERATION OF APPROVAL FOR CERTIFICATE OF APPROPRIATENESS – FALLSINGTON FRIENDS MEETING, 9300 NEW FALLS ROAD – TMP #13-028-281 – REPLACE ASPHALT SHINGLE ROOF WITH A RAISED-SEAM BLACK ALUMINUM ROOF

Member Mullen moved to approve the Certificate of Appropriateness for Fallsington Friends Meeting, 9300 New Falls Road, TMP # 13-028-281 to replace the asphalt shingle roof with a raised-seam black aluminum roof; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 5 CONSIDERATION OF APPROVAL FOR PRELIMINARY/FINAL LAND DEVELOPMENT – PGE RENTALS – 95 LOWER MORRISVILLE ROAD – TMP# 13-032-090

The applicant is represented by Ms. Chelsea Crocker-Jackman (Begley Carlin Mandio). Also present this evening is Mr. Russ Protas (PGE Rentals) and Mr. John Genovese (Tri-State Engineers). Ms. Jackman said they are here this evening to seek preliminary and final land development approval for PGE Rentals located at 95 Lower Morrisville Rd. This

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approximate 4-acre parcel is in the PIP district. It contains an approximate 27,000 sq ft building that has always functioned as an industrial facility. The building abuts a community on one side and industrial commercial businesses on the other side. They appeared before the Zoning Hearing Board in the Summer of 2024 to seek dimensional variances, mostly having to do with expansion of parking lot macadam which was to create a lay down area for the business. They also appeared in October before the Planning Commission with unanimous recommendation for approval. This business outfits vehicles for use on rail bucket trucks. They work with clients like SEPTA, Norfolk Southern, Amtrak, and Conrail. Waiver requests deal with slopes, parking and location of trees. The applicant understands the need for a healthy buffer. Chairman Dence said the use of this business was approved. They outfit vehicles for use on rail bucket trucks for high-voltage electrical work; SUV's to drive on the rails. Chairman Dence said this is a unique business and he understands they are looking to build two more lots down there to park their vehicles. Ms. Jackman said they are in discussion with the Township Solicitors in terms of executing a restrictive covenant as to that use. Member Mullen asked Mr. Jones if this is considered an environmentally sensitive area. Mr. Jones said anywhere there is a woodland that overlaps with a wetland would be considered environmentally sensitive. He believes there are wetlands, but they are not disturbing the wetlands. Mr. Genovese said there are steep slopes, and those steep slopes are wooded so they are considered environmentally sensitive. There is a 50-ft buffer area that goes along the property line on the west side. This is the area that is wooded and is steep slopes. None of the trees in that area will be bothered. There is some wooded and steep slopes in the corner where there is some disturbance. That is the limit of the disturbance in the environmentally sensitive areas. Member Mullen asked Mr. Jones about the function of protecting the slopes like our Ordinance does. Mr. Jones said the idea is to protect the slopes from erosive conditions. The tree roots protect the embankment so if you remove a tree on a steep slope, that embankment becomes subjective to erosion or erosive conditions. When they remove trees on steep slopes, either they reinforce that with some sort of matting or rock, or they build a retaining wall. In this case, they are building a retaining wall. Member Mullen said when she was previously looking at our Tree Ordinances, there was a note there that half of the trees planted have to be native. She asked Mr. Jones if he was aware of this as she never saw it on any of the notes on the plans. Mr. Jones said we have a list of approved shrubs and trees in the Ordinance so they would comply with following the list. Most folks are using a fee in lieu of because it's impossible to plant as many as is required for that Ordinance. Member Mullen moved to approve Resolution # 2025-27 for preliminary and final land development for PGE Rentals, 95 Lower Morrisville Road, TMP # 13-032-090; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 6 CONSIDERATION OF APPROVAL FOR WAIVER OF LAND DEVELOPMENT – SILVI CONCRETE – 355 & 365 NEWBOLD ROAD – TMP# 13-028-061 & 13-028-060-001

Silvi Concrete is represented by Mr. Robert Jordan with Woodrow & Associates, Inc. The facility is located at 355 and 365 New Bold Road. The applicant is proposing two building additions totaling 2,900 sq ft to their existing facility as well as some restriping in the

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parking area. They had some handicap spaces and will move them to the other side of the parking area, providing a walking ramp for service to those handicapped facilities and adding additional parking. This was previously a stone area, and they will be installing concrete for additional spaces to serve this facility. Mr. Jordan said they are requesting a few small minor waivers. One waiver is from the parking area associated with separation to the building. They have parking adjacent to the building closer than 15 ft. They are also asking for a waiver of the planting requirements for trees within the parking area. This is an existing parking area. There are four trees in the rear that are being removed as part of the rear portion of the building addition and they are proposing a fee in lieu of replacement for those trees. Ms. Jennifer Metzger said she appreciates that he wants to pay for the trees but isn't the entire point that we want to keep the area looking like Bucks County? It does not make sense every time you remove trees. Chairman Dence said the money goes into a fund, earmarked for purchasing trees. Member Palmer moved to approve Resolution # 2025-28, Waiver of Land Development for Silvi Concrete, 355 & 365 Newbold Road, TMP # 13-028-061 and 13-028-060-001; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 7 CONSIDERATION OF APPROVAL FOR 2026 PROPOSED BUDGET PRESENTATION AND AUTHORIZATION TO ADVERTISE

Mrs. Reukauf presented the 2026 Proposed Budget. Falls Township residents pay their real estate taxes to three separate entities: The Pennsbury School District (85%), the County of Bucks (11%) and Falls Township (4%). Based on an assessment of \$30,000 a Falls Township resident paid \$269.10 in 2025. This is the lowest cost of our neighboring municipalities. Other municipality figures include assessments for trash, recycling, and leaf pickups. These are free to Falls Township residents due to our partnership with Waste Management. Resident tax dollars are used to provide citizens with a full range of municipal services including Police and Fire Protection, construction and maintenance of streets and storm sewers, recycling, residential solid-waste pickup, zoning regulations, building inspections, Parks and Recreational activities and the maintenance and replacement of streetlights. Contributions to fire companies, rescue squads and the library that serve Falls Township residents are also funded through those tax dollars. There is a proposed 1 mill tax increase in the 2026 Budget. A 1 mill increase will cost the average taxpayer \$30 or less each year depending on their property assessment. This amounts to about \$2.50 per month. The 1 mill proposed tax increase will provide the Township Parks and Recreation Fund with the resources necessary to cover rising operating costs. The operating costs of the Township's 18 parks, facilities, and open space areas are substantial, and they continue to rise. Proposed expenditures from the 2026 Parks and Recreation fund total \$1,103,589. The seven tax funds that make up the total millage rate charged to our Township residents are the following: General Fund, Street Lighting Fund, Fire Protection Fund, Fire Hydrant Fund, Parks and Recreation Fund, Library Fund and Rescue Squad Fund. That brings us to our total millage rate of 9.97 mills. The 2026 proposed budget plans for expenditures from these 7 tax funds totaling \$31,147,867. The General Fund is used to cover the general operating expenses of the Township. Spending from all other tax funds is restricted to each

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fund's limited purpose. The Township is reducing its reliance on Host Community Fees to fund operating costs. In 2026, Host Community Fees will contribute \$5M into the General Fund. This is down from a high of \$16.8M in 2019. Earned Income Tax is projected in the amount of \$12M. Additional projected revenues include Resource Recovery Fees at \$800K, Local Services Tax at \$720K, Cable TV Franchise Fees at \$510K, Real Estate Transfer Taxes at \$900K, Building, Electrical, HVAC and Fire Permits at a combined \$3.8M and the State Pension System Assistance at \$820K. Regarding our 2026 Pension Obligation, the Township receives State Pension assistance that has remained relatively static. The Township's Minimum Municipal Obligation to the pension plans has risen dramatically. The Township's pension obligation doubled from \$1.3M in 2012 to \$2.6M in 2017. For 2018 through 2020, it was over \$2.8M each year and since 2021, it has been over \$3.1M per year. The assistance we received from the State does little to offset rising pension costs. The net cost to the Township is projected to be \$2,654,000 for 2026. Budgeted expenditures from the General Fund total \$28,144,324. Of that amount 51.6%, or \$14.5M, is used to provide police services to our community. Proposed 2026 Capital Projects include: Willow Drive Road Reconstruction (\$2,280,000), Road Repair and Maintenance Improvement Projects – mill and overlay for the South Olds Boulevard culvert and repairs at Martins Creek (\$2.7M). Falls Cares program (\$100K), Replacement of two Ford F-350 trucks for Public Works, a Salt Spreader, an XMark Mower and Vinyl Cutter (\$254K) and various Park improvements as well as the purchase and installation of a tiled hockey rink system (\$570,052). Based on the proposed budget, a total of \$45,005,940 is projected to be spent in the year 2026 for operating and capital costs. The budget will be advertised starting November 25th with adoption at the December 16, 2025 Board of Supervisors meeting.

Ms. Jennifer Metzger said when she was looking at the financial statements, the Host fees are showing as closer to \$22M to \$25 million but consistently on the budgets we've been picking up \$14.8M to \$16.8M. This year you thought it might even be as low as \$5M. How does that differ? Mrs. Reukauf said the number that you're looking at that's lower is the amount that we're transferring into the General Fund. If you look in the Host Community Fees Fund, you will see that's where all the money comes into. We transfer some of it to the General Fund to cover operating expenses. Ms. Metzger asked if they will put some of that aside in reserve or savings for when we no longer have fees. Mrs. Reukauf said yes, we do. Mrs. Reukauf said we do have a reserve and this year we are proposing to add \$2M back to that reserve in 2025 and then we budget to increase that reserve as funds are available and build that reserve back up. It stands at about \$25.5M right now. Ms. Metzger said the other question that she had was they contacted Bucks County to see when the assessments were done on homes throughout the County. They had mentioned that it quadrupled in 1972, 1995 and 2005. Is there going to be a time where we're going to reset the assessments or is it that we're going to just start trying to increase Falls Township a little bit to compensate when those Host Fees do completely dry up? Will we change the assessments or is it really just a function of when we need to start increasing? Mr. Clarke said a County-wide reassessment would be done by the Bucks County Commissioners, not by the Township. Mrs. Reukauf said when the assessments quadrupled, that was an adjustment at the County. When that happened, the Township then quartered their millage rates so that you were charged the exact same amount that year after it quadrupled as you were the prior year. It was not a quadruple tax increase. Ms. Metzger has a concern that we engaged PFM to do

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the calculations and although some of us disagree with the company itself, they gave a couple of suggestions as to what we can do if Waste Management decides not to open up another landfill location. Do we have plans set forth and is it going to be noted in this particular budget or are we going to push that off a little bit to 2027 or 2028? Mrs. Reukauf said many of the recommendations from the PFM report have been incorporated into both the 2025 and the 2026 Budget. Member Mullen moved to authorize advertisement for the 2026 Proposed Budget; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 8 CONSIDERATION OF APPROVAL AWARDING WORKERS' COMPENSATION CONTRACT FOR YEAR 2026

Member Mullen moved to approve awarding Workers' Compensation Contract for Year 2026 to Delaware Valley Workers Compensation Trust and SWIF as per the memorandum to board members; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 9 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 37 FOR RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

Mr. Gates said there are four items for this change order. The majority of this cost is some DOT work that was added that wasn't part of the project originally. The DOT required this after the fact. They are adding a push button for pedestrians, a concrete pad to support that, and then traffic light programming. This also includes a two-month extension to the job site camera, some miscellaneous metal flashing at the base of the wall, and an agreement for a small piece of storm pipe for work that was completed previously. Member Mullen moved to approve change order # 37 in the amount of \$13,219 for Rycon Construction, Inc. for the Township Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 10 CONSIDERATION OF APPROVAL AUTHORIZING AN ONLINE AUCTION FOR PURCHASE OF ELECTRICITY AND NATURAL GAS SUPPLY SERVICES FOR PUBLIC USE

Mr. Shepherd spoke about the Township going out to bid for electricity. This is an online auction and is something that would be handled by Mantis Energy. The savings target is between 18 and 20% and the contract length varies between 12, 18 or 24 months. This is an online auction where electricity providers bid against one another in real time and that provides the best opportunity for savings for the Township. Member Mullen moved to approve Resolution # 2025-29 to authorize the online auction for purchase of electricity and natural gas supply services for public use; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 11 CONSIDERATION OF APPROVAL OF RESOLUTION FOR MARTINS CREEK RESTORATION PROJECT

Mr. Shepherd said we are doing work with our grant writer to put together a grant application for State funding to cover 100% of the cost of this project, both construction and engineering inspection. With guidance from Mr. Jones, it is his project narrative that provides the foundation for the grant application. This Resolution authorizes the Township to submit the grant application to the State through DCED. We are requesting \$839,700 and this would do the restoration of Martins Creek as per the design that Mr. Jones has created for the Township. This gives us an opportunity to apply for the grant. If successful, this project probably wouldn't kick off until at least Fall of 2026. Member Mullen asked if we always do this for grant applications. Mr. Shepherd said certain ones are required. This is one that DCED requires a formal Resolution.

Ms. Jennifer Metzger asked if certain things like this are posted anywhere. Ms. Metzger asked what has to be done for that creek. Mr. Jones said this is part of our overall MS4 permit program where we get requirements given to us to reduce the pollutant load to the streams whereby Martins Creek being the focus of this one. There is a water stagnation problem that is at the Community Park near the soccer fields. It is actually a siphon that drains the water underneath the canal and into Martins Creek and down underneath the new County bridge. Mr. Jones said their proposal is to divert some of Martins Creek into the already marshy wetland area across the driveway, remove the sediments and then pipe it back in at that location where there is a stagnation problem. We are also going to collect debris in the stream as it flows down because there is a lot of garbage that somehow finds its way into the stream. Chairman Dence said when you come in off of Mill Creek Road, there was a speed bump right around the speed bump to your right is where Martin's Creek ends and that's where the canal is. Long before this was a Township Park, there's a pipe that drains under the canal and then Martin Creek continues on the other side under the bridge. It's been a been a problem for years. Ms. Metzger spoke about the creeks that run through the developments too and they also have problems with stagnation. There is one in Elderberry and one in Birch Valley and you can't drive from one section to the other when it floods. What happens with those? Chairman Dence said a lot of those are going toward Lake Caroline. Mr. Jones said they did all they could to get the water moving in the channels behind those properties and it is just reversed pitched and flat. Beavers build dams and it is very difficult to get that water to flow. That is on County property. Chairman Dence said there is one on Chatham that's always a problem as well. Ms. Metzger said Pennsbury drains into Lake Caroline but this is down on the other side of the hill when you go down Penn Valley Road. This area near Elderberry has a basin where the water is stagnant there consistently. How would we get the areas with those little creeks cleaned up? Mr. Jones said Public Works would go and help alleviate the stagnation by removing beaver dams, cleaning inlets, and things like that. At one point, Public Works had cut the green belt and then we got in trouble with the Conservation District because we are not supposed to cut the green belt. Mr. Jones said it has been addressed. What makes this project attractive is the number of MS4 credits we get since it's a large drainage area that drains into this particular area. The Townships are obligated to carry their own NPDS permit for all discharges into the streams and the river from our infrastructure. We have about 110 or

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more outlets into Martins Creek, Rock Run and the Delaware River. Under this permit, we are obligated to inspect them, maintain them, and to provide an overall reduction in pollutant loading. All the streams in our area are impaired for sediment due to construction. This project reduces the pollutant load, about half of what we're required to do Township wide on this one project. It is a five-year permit and each year we have to update DEP with what we're doing. You may see things on the web page and that is part of it as well as public outreach. You see the symbols on the inlets that say, "When it rains, it drains," which is all part of our maintenance of the MS4 permit. Member Mullen moved to approve Resolution # 2025-30 for the Martins Creek Restoration Project in the amount of \$839,700; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 12 CONSIDERATION OF GENERAL RELEASE AND SETTLEMENT AGREEMENT WITH EMPLOYEE # 09131999-1636

Mr. Clarke said this is a current employee who has a lawsuit against the Township. This agreement is resolving that lawsuit and will ultimately result in the employee retiring, going out on a disability pension within the next several months. The following one involves a former employee who has a lawsuit against the Township. Again, this will resolve his lawsuit against the Township. The settlement amounts are being paid by the Township's Insurance Council. The only payment from the Township in both matters is some overtime and some vacation time that was due to the employees.

Ms. Jennifer Metzger asked if these are significant amounts, enough that would change insurance policies or anything or is this kind of expected each year? Are they large amounts like \$20,000 settlements or are they more like \$300,000? Chairman Dence said what we are paying is the overtime that was owed and stuff like that. There is no cash settlement from us. Ms. Metzger wants to know if our insurance is going to go up because we're paying such huge amounts. Mr. Clarke said every claim you have made affects your rates the following year whether it's for a motor vehicle accident, health insurance or settling of lawsuits. Ms. Metzger said Mr. Clarke is right. She asked if these are Black Swan events or are they like no big deal. Mr. Clarke said they are being settled for the amount that the insurance company deemed was appropriate. Member Mullen moved to approve the General Release and Settlement Agreement with Employee # 09131999-1636; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 13 CONSIDERATION OF GENERAL RELEASE AND SETTLEMENT AGREEMENT WITH EMPLOYEE # 08011989-1054

Member Mullen moved to approve the General Release and Settlement Agreement with Employee # 08011989-1054; Member Palmer seconded the motion; all board members were in favor. (3-0)

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ITEM # 14 CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD, DISABLED PERSONS ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, HISTORICAL ARCHITECTURAL REVIEW BOARD, HISTORIC PRESERVATION COMMISSION, NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE, PARKS & RECREATION BOARD, PLANNING COMMISSION, POLICE PENSION COMMITTEE, SHADE TREE COMMISSION AND ZONING HEARING BOARD

Member Mullen moved to appoint Ms. Suzanne Hannigan and Mr. Don Krier to the Police Pension Board; Member Palmer seconded the motion; all board members were in favor. Member Mullen moved to approve Resolution 2025-31 to appoint Mr. Don Krier as an Alternate on the Zoning Hearing Board. Mr. Clarke said he cannot serve on the Zoning Hearing Board since he was already appointed to another Board. If he is on the Zoning Hearing Board, he cannot serve on another Board.

ITEM # 15 CONSIDERATION OF APPROVAL FOR ESCROW RELEASES

Member Mullen moved to approve escrow releases as follows: LPC Morrisville, LP (\$2,175,874.79), Gelest, Inc. (\$115,571.29), Danja, LLC (\$70,448.40), Milex Properties (\$113,132.80), Hiossen CNC Building Addition (\$2,572,058.50), Starr Tours (\$587), Burns & Burns, LLC (\$791) and FedEx Ground (\$167.50); Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 16 MINUTES – OCTOBER 27 AND NOVEMBER 12, 2025

Member Mullen moved to approve the minutes from October 27, 2025 and November 12, 2025; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 17 ENGINEERS REPORT

Mr. Jones said for the month of October, there were four new earth disturbance applications submitted. The Hiossin project was under a temporary certificate of occupancy and we're waiting for vegetation to establish. It is substantially complete as well as the Pennsbury fields. The North Point Area 3 Building 20 is under a Temporary Co waiting for vegetation and some punch list items. The UGN Logistics project has started. The Safe Store Old Lincoln Highway has started and it works with earthwork and storm water management improvements. The NorthPoint Area 3 continues with storm water management, erosion controls, and earth work. The NorthPoint Area 2 amended building 6 is working on building improvements, retrofits and utility work. The Laundry Properties project will be before the Board in December seeking authorization for preliminary and final land development. For the Pennsbury High School complex, renovations will appear before the Planning Commission tomorrow night. We heard from PGE and Silvi tonight. The 654 Lincoln Highway and the Lower Bucks Home Builders 8-lot parcel on Falls-Tullytown Rd. will both be before the Planning Commission this December and the Dunkin' Donuts

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Conditional Use will be before the Planning Commission tomorrow night. For the earth disturbances, construction has commenced at Waste Gas Fabricating. That is to add parking spaces to their front parking lot. On both the Sunbelt Forest earth disturbance and the one on New Bold Road, they have both been substantially completed as well as the North Point Falls Industrial. Britton Realty of Bridge Street, the Kmart project, and Starr Tours have all commenced and that is just minor improvements from the Conditional Use. The Oxford Valley Golf Course project was a minor project and that's been completed. The Township building is nearing completion from a site work perspective. The wearing course has been put down and they're working on the striping for the parking spaces. The punch list will follow shortly and then the only thing we'll have left to do is the basin conversions. They will go from erosion control BMPs to permanent post construction stormwater management basins. The last thing we have to do is get a portion of the right of way along Lincoln Highway dedicated. PennDOT asked for a right of way along the full frontage due the historic right of way which was too far out into the road. That came up because we had to upgrade the handicap ramps as Mr. Gates explained tonight. That required a little bit more right of way at the intersection of the driveway for the control boxes for the man hands and when they saw that, they asked us to run a portion along the frontage to make the right of way correct.

ITEM # 18 BILL LIST

Member Mullen moved to approve the bill list in the amount of \$3,597,624.20; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 19 JONES ENGINEERING ASSOCIATES BILL LIST

Mr. Clark said due to a previously announced conflict of interest by Chairman Dence and as we have discussed before, there are only three members present and this requires a vote of a majority of the board, not just the majority of those present. If Chairman Dence were to abstain, the Board could not act on this matter. Chairman Dence has previously announced his reason for abstaining, but he is permitted to vote on this matter. Member Mullen moved to approve the Jones Engineering bill list in the amount of \$331,241.65; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 20 MANAGER COMMENT

Mr. Shepherd said the Township offices will be closed this Thursday and Friday for the Thanksgiving holiday.

ITEM # 21 BOARD COMMENT

Member Mullen wished everyone a Happy Thanksgiving especially to our staff who work really hard on budget season. She is grateful to the staff, grateful for what Mr. Shepherd has

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been able to do in his short time here and grateful to everyone who attends the meetings. Happy Thanksgiving.

Member Palmer wishes everyone a Happy Thanksgiving.

Chairman Dence also wished everyone a Happy Thanksgiving.

Member Mullen moved to adjourn the meeting; Member Palmer seconded the motion; all board members were in favor. (3-0) The meeting was adjourned at 8:08 p.m.

Brian Galloway

Brian Galloway, Secretary