

Board of Supervisors – May 18, 2026

**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	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 with the exception of Member Galloway. Also present were Township Manager John Shepherd, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the board met in Executive Session prior to this meeting to receive information from the Township Engineer regarding the fee in lieu of tree replacement Ordinance. No deliberations occurred and no votes were taken. The board received information regarding potential grant writing services. No deliberations occurred and no votes were taken. The board also received information regarding a property located within the Township. No deliberations occurred and no votes were taken. The board also discussed potential litigation.

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

Ms. Amanda Westerman (15 Bald Cypress Lane) said she has lived in Falls Township for almost 14 years. Ms. Westerman said she and her husband are life-long Bucks County residents. She has three young children, two of which are in school. Ms. Westerman said her entire family is active in the Township. She is missing her son's last basketball game of the season this evening to prioritize speaking at this meeting. Ms. Westerman found out this past weekend that township officials have been exploring and constructing a data center just over six miles from her home in a neighborhood of hundreds of homes and approximately 12 schools. Ms. Westerman created a local petition outlining numerous concerns. Many residents have contacted her about concerns such as noise pollution, temperature increases, heat islands and water use. There is already significant data involving real health issues created by these data centers, particularly caused by noise pollution. Ms. Westerman said they are extremely concerned about the data center proposal and it being thrust upon the community with little notice to the citizens of this town. Ms. Westerman was under the impression these were warehouses and in searching, it looks like it was one meeting where it turned into data centers that were approved. Searching back a year ago and even more

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recently a month ago, there is little information on this project. Letters should have been mailed to local residents to give them a say in what goes on in our backyards. This data center was fast tracked very quickly and quietly and we feel failed by our state and local representatives who are onboard with this project. Ms. Westerman wants to know why this is being rushed. Will this have detrimental impact to our health causing migraines, nausea, lack of sleep, motion sickness, the need for hearing aids in children and cardiovascular disease? Our environment - loss of crucial pollinators, honeybees, birds and the butterfly population. Ms. Westerman said they are concerned about the energy usage rate increase in our bills, upgrading of local power infrastructure, which has already been started, and her children want to know why we're digging grounds and what for? Our water supply, loss of control of our water rights and possible shortage or even complete outage of water supply. This impacts within six miles of this site and the ramifications are far worse within one to two miles. Ms. Westerman does not want her family to be made test subjects. She requests an opportunity for residents to have their concerns and questions answered by the Board of Supervisors as soon as possible at a public meeting that the public should have been made aware of and had the opportunity to attend.

Julia and Brandon Reszler (36 Thimbleberry Lane) Ms. Reszler said she sat outside today soaking up the sun, listening to the birds and breathing in the beautiful spring breeze as she watched her kids laugh, play and fight in the kiddie pool. Over the weekend she went to her son's t-ball game, and her neighbors and friends came over to celebrate her five-year old's birthday at her home of eight years. Ms. Reszler said she had started drawing up plans to expand her forever home. Ms. Reszler said what was an exciting expansion for her forever home as a young parent and homeowner, quickly turned into a gut punch when she found out an AI data center was being constructed four miles away - a data center that was flown under the radar of its citizens with fast-track permitting expedited by Governor Josh Shapiro. The fast-track permitting disregards the intense strain it causes surrounding citizens. AI data centers on smaller scales than the Falls Township data center, are causing a horrendous amount of temperature increases, wildlife disruption and even noise pollution including sub-audible infrasound that can vibrate through buildings up to two to three miles away yet can affect up to six miles away. There are 12 schools not only on the Falls Township side but the Bordentown shores. Ms. Reszler contacted the Mayor of Bordentown, and she was shocked to find out for the first time that the center was going up. While much of our Commonwealth is being gaslit to think we should have done something sooner, we just didn't know. Clearly, higher up public officials have also been completely bypassed. Transparency was not your goal. While Falls Township citizens faced detrimental effects, eight of our schools are within a three- to four-mile radius. Bordentown schools are within a 2-mile radius of this data center and there is no wall infrastructure up for those people. This infrasound can permeate walls, the same sound that can cause health effects, just as Ms. Westerman had said, such as but not limited to neurological and sleep defects, migraines, nausea, vertigo, ringing in ears, cardiovascular distress, anxiety, depression, and inability to concentrate. Four schools within two miles. Eight schools within three to four miles. Our kids are at risk for inability to concentrate. New Jersey is very big on wetland preservation. Did anyone consider them? In Falls Township, the AI

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data center is directly across from the Abbott marshlands. Data centers are known to profoundly alter marshlands and wetlands through massive water consumption. Water temperature increases cause habitat destruction and fragmentation. Who wants to tell New Jersey that we are threatening their wetlands? We see what they are doing to their data centers over there. Mr. Reszler wants to sit outside and drink her coffee on her new front porch in a town that she loves without a data center threatening her way of life. She wants her kindergartner to go and sit in class without the risk of inability to concentrate. She wants her daughter to visit their neighbors. We are supposed to treat our neighbors how we want to treat ourselves. Ms. Reszler wants her daughter to be able to visit New Jersey marshlands without seeing droves of dead and displaced wildlife. Ms. Reszler said we the people of Falls Township, do not want this data center completed.

Ms. Jennifer Metzger said she knows they have talked about the data center. Sarah Kirk came and she said a lot of things. Ms. Metzger said she would definitely direct anyone in the community to try to reach out to us so that we could try to help find any of the additional information. Ms. Metzger's concern about the data center, what we had brought to you aside from the medical issues and our concerns about the environment, is that there were a number of things that the data center could have provided us for us to bring them here. There were parameters that were preset. Their legal departments were preset. There were a lot of benefits they could have brought to the community with water, with supporting their own electricity, power grid and everything that we talked about. Our concern was that none of those things appeared to have been done and we still don't have all the information unless we do a Right-To-Know (RTK). It looks like we gave them a lot for them to come here including fifteen years instead of ten for the KOZ, the tax base and then not taking on the ability for us to get them to take care of their own water, their own power source, and for them to help our community clean things up and benefit us. We are hoping that Falls Township can garner something out of this and have any control over it at all, even though it is on Waste Management's rental land.

Chairman Dence said this started over a year ago and we have had at least six public meetings. They came to the Planning Commission, they've been to the Zoning Hearing Board, and they've been to an Environmental Advisory Council. He thinks they went to zoning more than once. They also came before this board. This isn't something that was not advertised and that there weren't any public meetings about. Ms. Metzger spoke about the NDA. Chairman Dence said the NDA spoke about who owned it. Ms. Metzger said a lot of these meetings were documented and we thought these were warehouses. Chairman Dence said they were advertised as a data center. Ms. Metzger said it was not until after June of 2025. In the past year, the information that's been handed out is limited and unless one of them pulls an RTK, they actually don't even know what you agreed to. Chairman Dence said not a single person came to a public meeting other than yourself, Toni Battiste and another person in the audience. An audience member wanted to know why a letter was not sent out. Chairman Dence said no letter went out to residents. This has already been approved and is on the old U.S. steel site. It was advertised online and in the newspaper. That is not the only method we are required by law to do.

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Mr. Shepherd said he appreciates everyone's passion and concern and for being here. He was not here when the data center was approved and was not yet employed by the Township. We have talked about New Jersey and Mr. Shepherd just came from New Jersey as he did eight years as a Municipal Manager in New Jersey. It is very difficult to stop a project from a zoning perspective, even in New Jersey regardless of what people say and what towns threaten. They talk about moratoriums. In Pennsylvania, there is no ability to do a moratorium on any sort of development. Pennsylvania is probably like many other states. This group has to find a place for everything to be somewhere in Falls Township even if it's considered an undesirable use. You can think in your head what those may be to different people, but they don't have the ability to say we don't want a data center, or we don't want... and you fill in the blank. They can't do that. Mr. Shepherd said he knows it is frustrating to people because you read about what they're doing in New Jersey or other parts of the country because now we get data from all over the country on how different states are dealing with these issues. It is limited what their ability is, so please keep that in mind but also please keep in mind that the State of Pennsylvania preempts some of the regulatory decisions this board can make when it comes to air quality and when it comes to water usage, this site will use water from the Delaware River. It's an existing permit. It was used by U.S. Steel when the steel mill was built. Mr. Shepherd is originally from Pittsburgh so he has a soft spot in his heart for steel mills that this was no longer here, but it used a lot of water and it used a lot of electricity. That is what steel mills did. This site is on an old industrial site. It could use a lot of water, but the steel mill did also. There is an existing industrial permit to pull water from the river and the state regulates that. They regulate air quality. They regulate a lot of things, and they say we'll handle that at the state level. They don't permit the local government to regulate some of those things. That doesn't mean you can't ask questions and have concerns, but the regulatory environment is a little bit complicated. All they can do is the best they can on where they put it, how it's designed and how it's operated. With all that being said, Mr. Shepherd wanted to give a little bit of lay of the land on how it works. They don't have unfettered authority to say we're going to do whatever we want within Falls Township.

Ms. Julia Reszler said these are our kids. Chairman Dence said he understands and he understands you are upset about this. Ms. Reszler asked Mr. Shepherd if he recalled what Ciba-Geigy is in New Jersey. Mr. Shepherd said he does not. He worked in New Jersey but was not originally from there. Ms. Reszler said Ciba-Geigy was a dye manufacturing plant that dumped wastewater back into the stream and they promised the State of New Jersey the water was clean. Over the course of 20 years, there were cancer clusters in children. What are we trying to prevent right now? Ms. Reszler said she didn't bring her children but she should have so you could see their faces. We are going to need more doctors at CHOP when our kids are being exposed to all this infrasound. Ms. Reszler has a friend in New Jersey and she does sound pollution. She said infrasound can be detrimental. It's two miles from their schools and the closest school for us is between three and four miles and we've got eight schools. Ms. Reszler said she understands you are trying to do a job but we as citizens are trying to protect our kids. Chairman Dence said they do understand and he apologizes if he comes off a certain way. This isn't something that they tried to slip through

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the back door and just fast track it. Chairman Dence said it was not fast tracked by them. They have had multiple public meetings about this. Ms. Reszler said we were not aware and there would not be over 700 signatures on the petition. You had an NDA because you knew that you were not allowed to say because we would be in an uproar. Chairman Dence said the NDA was about who was building the data center. Mr. Clarke said it was also the technology that they were using.

Ms. Amanda Westerman said she is a stay-at-home mother of three children and they are her number one job and priority. She said she was angry enough and upset enough to start a conversation Ms. Westerman and her husband are lifelong residents of Bucks County. She is passionate about what happens here and she is passionate about what the future looks like for her children and for her grandchildren. Ms. Westerman said they are up to 702 signatures - local residents who are talking now because in the last few weeks they have become aware of what is happening. The ones that she is speaking to who are concerned were also under the same impression this would be Amazon warehouses. Ms. Westerman said she is very passionate and cares deeply about a lot of things. She said if she was aware this was a data center a year ago, she would have been here sooner. Ms. Westerman said she has spent a lot of hours reading and researching these data centers. Amazon came in and took over Falls Township. They had a store that's now sitting empty. There are warehouses across Bristol Pike and up here. They are everywhere. They are taking over and they are monopolizing but that is not what this is about. There is a big difference between a warehouse and the data center and now other residents like herself are looking more into this because they were blindsided and they do not feel there was full transparency. Not everybody uses social media as a platform for obtaining local news so something should have been mailed out. That would have been the right thing to do. Ms. Westerman asked again for respect to give the residents of Falls Township who live here, work here, pay taxes here and gave you a job and position here, to have a public meeting very soon. A very open and honest full-transparency public meeting to allow other residents to come in, ask questions and get honest answers. Ms. Westerman said we have the right to know what is in our backyards and that is what she is requesting as of today.

Ms. Sarah Kirk said she learned about the data center last year in July or August and a lot of you know her feelings about it. This project was in the newsletter, but it was sent out after it was voted on. It was approved as a warehouse. It is a little shady how this happened. Ms. Kirk's concern now is that the DEP is looking at allowing four diesel turbines to make enough energy for this data center and she is worried about the pollution this will cause. It was said that PECO can handle it. PECO can't handle it and now we have to get approval from the DEP to have turbines put in there. The DEP is having a meeting on it in June. Ms. Kirk said she was invited to speak because they understand her frustrations. She does not want her children breathing in the already horrible air. We received an F on air quality. In West Chester, they have an area that has eight turbines putting out diesel to run factories. They have a cluster of childhood cancer that's getting researched right now. Ms. Kirk works in New Jersey and knows a lot of people who are stopping data centers there. There are people in the DEP in New Jersey whose entire job is to gather information on data centers because people are slowly starting to realize it's affecting the water. What they are putting

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in the water - we can say it's recycled, but it's going into the air and then it comes back down as rainwater and snow. People are drinking and inhaling it. They are looking at the different levels of pollution they create and the amount of energy they need. We are not even talking about how the PECO bills are going to go up – that's a different topic. Ms. Kirk said she thinks she should submit a request for all the files related to this data center. She wants to know who owns that land and when Amazon purchased it or if they leasing it. What type of taxes are they paying? You will be getting that in your inbox tomorrow from her e-mail. Chairman Dence said it is a Right-To-Know Request. Ms. Kirk said it is coming tomorrow.

Ms. Margaret Marino is here to follow up from the April 27th meeting. At that time, Mr. Shepherd stated he would be giving a preliminary report on May 1st, which she thought she would have received but did not. Did the board receive the preliminary report about 399 Thornridge Drive? Chairman Dence said they received a preliminary report. Ms. Marino asked if they could elaborate about what is going on. Mr. Shepherd said the board will be taking a look at the different options that are included in the report. There are a lot of different recommendations. It was discussed at the last Traffic Advisory Committee meeting and Mr. Shepherd believes they have it on their agenda. The Traffic Advisory Committee also reviewed the report and said they provided some additional recommendations to the Board of Supervisors that they just would have received late last week. They had some additional recommendations in addition to what the Traffic Engineer recommended. They have the committee's report, they have the Engineer's report, and Mr. Shepherd is sure they're going to talk about those recommendations. Ms. Marino said she was under the impression the board was going to be handling it and the traffic committee was pretty much out of it because at the last traffic committee meeting, they had nothing and they said everything was coming through you. Mr. Shepherd said they looked at it again and he thinks they liked the report and believe the recommendations are reasonable and should be considered. They had a few additional recommendations. The board is going to take a look at the different recommendations. Mr. Shepherd said from his perspective, some of the recommendations are a little bit easier. The engineering analysis that is required has been done and that is to do a three-way stop sign near Ms. Marino's property. That meets the criteria. If the board is inclined, they can do an Ordinance. This is time consuming. Nothing is going to happen overnight. Ms. Marino has lived there for a long time. Mr. Shepherd has been working on this for the better part of six months. They can install stop signs. They can install some advisory signs and he thinks that's easier to do. Ms. Marino asked Chairman Dence if he had this in front of him and what is the recommendation of the Traffic Advisory Committee. Chairman Dence said the snowplow-safe raised lane markers and additional pavement marking treatments is what they recommended. It goes up to the Engineer and then back to us. Mr. Shepherd said in his opinion the most difficult decision to make, because they haven't done it in the past, is to install the speed humps. If the supervisors want to do that, that's the one recommendation in the list of recommendations from the Engineer, from a traffic perspective, that is different than what we've done in the past. That is a policy decision because once we start down that path, then we're going to get a lot of requests for those all over Falls Township and that's something we may or may not

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want to entertain. A lot of the other things – delineators, pavement markings, the stop sign is a big one because as you know, you cannot put stop signs up to control speed, but you can in certain instances where the criteria meets, and in this instance, it does meet that criteria. If they start down the path of the traffic speed humps, it's something the board has to really think about. Mr. Shepherd said he couldn't just decide within two minutes whether he thought that was a good idea or not because it has ramifications. Other than that, he thinks they can do a lot of the things in the plan. They need some feedback from the board because they haven't done this in the past. Some towns do it more; some just don't do it from a policy perspective. They won't do it for various reasons: snowplow issues, people are going to complain about it because they will hear it, it's going to be noisy. For everybody that likes it, you are going to find as many people that don't like it. You have to think about those things. Chairman Dence said the Fire Marshal is very much opposed to speed humps. The other problem that speed humps create is if someone is driving, people hit the speed humps at night and it's going to sound like a tractor trailer. People speed away from the speed humps and this is from the Pennsylvania Traffic Calming Manual. Like Mr. Shepherd said, as many people who are in favor saying they want speed humps for their house, there's just as many people who say don't put them in front of their house. Mr. Marino asked Chairman Dence to state for her, where the board stands on this issue. Chairman Dence said they just received it, but they still need to discuss this in Executive Session and make a recommendation. Ms. Marino said the motto for Falls Township is Protection of Life, Property and Preservation of Peace. That is all she is asking for at this property. Member Mullen said Ms. Marino and several other members of her family have been here over the past several months and she is wondering if they could confidently say that we are going to discuss this in Executive Session. Mr. Clarke said we are not going to be discussing this during Executive Session. The board members can review it and they can individually have conversations with each other but all the discussions about what to do and what not to do will have to occur in public. Member Mullen said we can have discussions individually because there is some debate like what the Fire Marshal said. We can't just ignore the Fire Marshal, but we do care about children and their safety. Member Mullen said she thinks that we can all make an effort before the next meeting to do our due diligence and be prepared to discuss it or even move on it, in some fashion. Ms. Marino said she would really appreciate that. Member Mullen said she thinks this can be on our next agenda. Mr. Shepherd said you could vote on any aspect of it you want - all of it, some of it. If it's the stop sign Ordinance, we can then authorize it for advertising and at the following meeting of the board, it can be adopted if that's what the board wants to do. Then the signs can be erected right after that. It takes one meeting for the Ordinance to be authorized for advertising and the enacted. Ms. Marino said she has never really had much to do with the Board of Supervisors or anything, but it is grueling as citizens to get something out of a Township that we're paying for. She talks to these families who have young kids. Your kids won't be able to concentrate, but they will have a beautiful new high school.

Mr. Wayne Bell said I told you so. We need to be talking about nuclear energy. The data center is done. You need to talk to me. PSD411.info. I can give you a lot of information. As a black scientist, I don't know a whole lot, but I can find out for you. Those guys over there messed up my lawn. Seriously, they really did mess up my car. I did get it washed.

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None of the tree sap damaged the clear coat but what I saw them do with that chipper and those kids walking by, you need to fine them. Mr. Clark, you need to fine those people. They blocked the sidewalk and there were no traffic controls. They chipped the trees on site when they should not have. Chairman Dence said they came to town and as soon as you sent the message, he was on the phone with Mr. Jones who had inspectors down there and inspectors have been down there every day since. Mr. Bell asked if there was any thought about having cameras for the Township. Chairman Dence said no. We'll have inspectors there. Mr. Bell asked if there were immigration officers there to make sure illegal aliens are not working at this site. Chairman Dence said they have to have a registered payroll.

Ms. Amy Fox (726 Beaumont Road) said she had applied to be on the Traffic Advisory Board twice over the past couple of months and she hasn't heard back. Chairman Dence said he believes Ms. Fox will be appointed tonight. Ms. Fox said she is a third-generation family on Beaumont Road and she and her neighbor Sarah like to take good care of everybody. She noticed their street is in disarray and said when she was here a couple months ago, it was mentioned about reopening the pavement or repaving the street. Right now, there are patches on top of patches and the road is breaking apart. We have major drainage issues and there is gravel everywhere. There are dangerous trip and fall hazards. In front of her house, there is a hole that you patched up a couple years ago and she has already tripped in it. It is very dangerous for our kids. Ms. Fox said she noticed a company was out and they were making pink and blue marks and nobody really knew what was going on with that. Ms. Fox said they were approved to have their 3rd Annual Block Party on Belmont Road in June and she is trying to see what kind of timeline is in place regarding the road. If some of the bad areas could be patched up, that would be helpful. The kids at the block party last year were pulling up the road and she doesn't want to see that happen again. Mr. Jones said they were asked by the Manager and the board to look at the road for a drainage issue and noticed a lot of deterioration. They surveyed the area and Mr. Jones is working on a drainage solution now. It will be dependent upon budgeting; how much we can do to repair it. It will be a job that would have to be publicly bid. Mr. Jones would suggest in the interim that maybe Public Works can help out before the block party but what they are doing is a next year project. Mr. Jones said the spots and stripes that you're seeing that's when we call for utility mark-outs, so when they survey, they know where they can put the drainage improvements and avoid conflicts with gas, water and so on. Public Works will take a look at that.

Ms. Jennifer Metzger asked about the fee in lieu of trees and if anyone is actually taking count of the amount of trees that we are losing in the process of doing that. We need the trees for water consumption. We lost 672 trees on the Brzezinski project. Chairman Dence said not yet and they do have a formula that is used for the tree calculation. Ms. Metzger said she is interested in hearing about that because she had applied for the Shade Tree Commission before it was pulled. Ms. Metzger said she was wondering with the center building steps if anyone actually considered ADA compliance because there's a rise on those steps and it makes it very hard for them to be used. The elevator is in the back. There is no signage and it's slow and the stairwell is actually considered the primary source. Is there a

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second stairwell for those of us who have trouble with the backings missing on risers. Mr. Shepherd said there is no second stairwell that's publicly accessible. Ms. Metzger said a lot of your employees are struggling too but they don't want to tell you. Mr. Shepherd said the employees can all access the stairwells. You can get into that but sometimes you can't get out of them and vice versa. Every employee can access those. Ms. Metzger said we appreciate all the work you did on the building but obviously it's a big concern. The other thing that she was concerned about is the traffic on Hood Boulevard because of the construction workers. To Mr. Jones, there have been contractor and Falls Township trucks that are already blocking those sidewalks so when the kids are walking by, and they were getting blinded by the wood chips and there were also trucks crossing those sidewalks. About the fencing, Ms. Metzger said we thought the fencing was going to go up before the June 4th groundbreaking and we thought it would go up before trees were taken down. We see that it's starting to go up now as we see the poles and the placement. Are we sure that's not going to block sight distance and viewability around the corner across from the church at Bristol Township and Falls? Mr. Jones said yes, we'll confirm when it's physically constructed but the way it was shown on the plan, it did not block the sight distance but we'll absolutely as-built it and confirm that. Ms. Metzger said they are still not sure where the actual boundaries of the building are, where things are going to be done and where the fencing is going to end up. Is that something that we can RTK or because it's in the engineering, we cannot submit a RTK? We would like to have an idea of where that fencing and everything is going to go because we don't want to keep complaining about things if it's already covered. Mr. Shepherd said he thinks that is all public and we have access to those records which are here. We have copies of the plans. Ms. Metzger said we'll ask for that. The other thing Ms. Metzger wanted to mention is that the mini libraries at the Falls Township parks and throughout the neighborhoods are being vandalized. Kids from apartment buildings are crossing over into the neighborhoods and Vermillion Hills for example, was the most recent one. There were a couple of residents that were sitting at the end of Viewpoint right in front that saw these kids throwing books and things into the wooded areas. The residents came out, were very kind, and spoke to the kids to explain to them that they can't do that. The kids cleaned up the books and fixed it but when the police officers were called out, they kind of drove past and thought everything was fine. They saw families talking but they weren't families. They were men in the neighborhood who were explaining to these boys that you don't do that. You put the books back and you do the right thing. We weren't sure if there was a better protocol than having to call a police officer out at 7:00 at night. Is there a better way of dealing with it in the future? Mr. Shepherd said it is probably the best way to deal with it if you really want to address it. Ms. Metzger said any other items she'll discuss at a future meeting.

There was a recess in the meeting at 6:57 p.m. and the meeting reconvened at 7:01 p.m.

ITEM # 3 CONSIDERATION OF APPROVAL OF CERTIFICATE OF APPROPRIATENESS – 45 MAIN STREET – TMP #13-020-276 – REPAIR AND REPLACE THE MAIN ROOF ON HOUSE (EXCLUDING THE RED METAL PORCH ROOF)

Member Loteckie moved to approve the Certificate of Appropriateness for 45 Main Street, TMP # 13-020-276 to repair and replace the main roof on house (excluding the red metal porch roof); Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 4 CONSIDERATION OF MANAGER’S RECOMMENDATION REGARDING SPEEDWAY TOWING

Ms. Gallagher said on February 18th, a hearing was held in front of the Township Manager pursuant to Section 206-12 of the Falls Township Code of Ordinances on allegations that Speedway Towing had violated portions of the Township Wreckers Ordinance. Ms. Gallagher said they have concluded the investigation and at this time, the Manager’s recommendation is to affirm the administrative suspension that was implemented when we sent out the hearing notice and reinstate Speedway Towing to the Duty Tow Roster as soon as practicable. Josh (Speedway) asked when this would take effect. Mr. Clarke said as soon as practicable. Josh asked if it would it start midnight tomorrow or a week from now? Mr. Shepherd said as soon as the police can make it happen properly, they will do that. Member Loteckie moved to approve the Manager’s recommendation regarding Speedway Towing; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 5 CONSIDERATION OF AWARD OF CONTRACT FOR THE ROAD PROGRAM IMPROVEMENT PROJECT AND AUTHORIZATION OF MANAGER TO EXECUTE FINAL CONTRACT DOCUMENTS

Member Loteckie moved to award the contract for the Road Program Improvement Project and authorize the Manager to execute the final contract documents; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 6 CONSIDERATION OF MOTION TO ADOPT ORDINANCE AMENDING CHAPTER 79 – SHADE TREE COMMISSION

Chairman Dence said in the past, we have had an Environmental Advisory Council and a separate Shade Tree Commission. There are no current members on the Shade Tree Commission so the easiest thing to do is to make it part of the EAC. Member Mullen said the EAC is eager to take this on and they are pretty excited about it. Member Mullen moved to adopt Ordinance 2026-1, amending Chapter 79 – Shade Tree Commission; Member Loteckie seconded the motion; all board members were in favor. (4-0)

ITEM # 7 CONSIDERATION AND RATIFICATION OF 2026-2027 HEALTH BENEFITS PROGRAM RATE RENEWAL

Mr. Shepherd said this is ratification of the Benefits Renewal Program. The increase for the year is 8.5% which is about average. Member Mullen asked if there were any plan changes. Mr. Shepherd said no. For them to do a plan change, especially with the unions, this would go into significant negotiating so when and if we get to that point where we want to make some changes, we would be talking to the union. Member Palmer asked if this is in line with our budget. Mr. Shepherd said we anticipate it and we factor in an increase every year. We know it's going to be something, but don't know exactly what it will be. We are fine from a budget perspective. Member Mullen moved to approve to ratify the 2026-2027 Health Benefits Program rate renewal; Member Palmer seconded the motion; all board members were in favor. (4-0)

ITEM # 8 CONSIDERATION OF APPROVAL OF LEASE AGREEMENT FOR POSTAGE MACHINE

This is a long-term lease for a postage machine. It is recommend to stay with our existing company, STR Business Machines. Their quote for the 63-month lease is \$200 per month. Member Mullen moved to approve the lease agreement for the postage machine; Member Loteckie seconded the motion; all board members were in favor. (4-0)

ITEM # 9 CONSIDERATION OF APPROVAL OF ESCROW RELEASES

Member Mullen moved to approve the escrow release reduction for Lower Bucks Homebuilders; Member Loteckie seconded the motion; all board members were in favor. (4-0)

ITEM # 10 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

Member Palmer moved to appoint Ms. Amy Fox to the Neighborhood Traffic Advisory Committee; Member Mullen seconded the motion; all board members were in favor. (4-0) Member Palmer moved to approve Resolution # 2026-10 to appoint Ms. Lanie Striluk as an alternate to the Planning Commission; Member Mullen seconded the motion; all board members were in favor. (4-0) Chairman Dence moved to appoint Mr. Theodore Klitus to the Parks and Rec Board; Member Mullen seconded the motion; all board members were in favor. (4-0)

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ITEM # 11 MINUTES – APRIL 27, 2026

Member Mullen moved to approve the minutes for April 27, 2026; Member Palmer seconded the motion; all board members were in favor. (4-0)

ITEM # 12 ENGINEERS REPORT

Mr. Jones said for the month of April, they had one new land development submitted. It is a waiver of land development, located at 8 M-Y Lane. This is for a materials processing lease area on the existing site. Plans are under review and it is likely not going to be before the board next month because the plans aren't adequate for us to do a thorough review so we're going to issue a review letter on that one. Air Liquid is substantially complete and under a Temporary Certificate of Occupancy. The Falls-Tullytown Road garages are working on erosion controls and preliminary drainage structures. NorthPoint Area 3 is for various utilities and infrastructure. NorthPoint Area 2 is amended. We have some minor site work and utility work. We spoke about the Pennsbury High School mobilization earlier. In terms of the Earth Disturbances, the Waste Management properties are working on the bulkheads to repair the docks at the deepwater port. Starr Tours is substantially completed under a Temporary Certificate of Occupancy from our office and the three pools have commenced construction. Member Palmer said he had a resident ask about the Fallsington-Tullytown Road garages. They said there was no fire hydrant in the area and it was pretty far away. Mr. Jones does not have available the location of the nearest fire hydrant, but he knows what they are building is kind of inert. It is a concrete block structure. Member Palmer asked if it is sprinklered. Mr. Jones said he doesn't believe it will be sprinklered. Mr. Jones will find out what the distance is. The plans were reviewed by the Fire Marshal.

ITEM # 13 BILL LIST

Member Mullen moved to approve the bill list in the amount of \$3,319,565.66; Member Loteckie seconded the motion; all board members were in favor. (4-0)

ITEM # 14 JONES ENGINEERING ASSOCIATES BILL LIST

Member Loteckie moved to approve the Jones Engineering bill list in the amount of \$334,731.50; Member Mullen seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained from the vote. (3-0-1)

ITEM # 15 MANAGER COMMENT

There was no Manager Comment this evening.

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ITEM # 16 BOARD COMMENT

Member Palmer – no comment.

Member Mullen said we have Scouts attending tonight’s meeting. Welcome to Scout Pack 46 from Eleanor Roosevelt School. They are here tonight working on merit badges.

Member Loteckie – no comment.

Chairman Dence said a lot of folks came out tonight about the data center. Chairman Dence said he talks very abrupt and comes off as being hostile but that is not the case. He would like to put together some sort of Town Hall meeting but does not know how easy this is going to be to try to get someone from Amazon here and let them speak for themselves. We will be working on that. All of a sudden there has been a lot of interest in the data center which has been going on for quite some time now. People from all over the country are talking about this.

Member Loteckie moved to adjourn the meeting; Member Mullen seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 7:15 p.m.

Brian M. Galloway

Brian Galloway, Secretary