



Township of Falls

BUCKS COUNTY, PA

Board of Supervisors Agenda

The meeting will be held at the Falls Township Municipal Building,
188 Lincoln Highway, Fairless Hills, PA 19030

REGULARLY SCHEDULED MEETINGS OF THE BOARD OF SUPERVISORS ARE AUDIO AND VIDEO RECORDED

JULY 27, 2026

TIME: 6:00 PM E.S.T.

SALUTE TO THE FLAG

ROLL CALL:

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

ITEM #1: EXECUTIVE SESSION

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

ITEM #3: CONSIDERATION OF APPROVAL OF CERTIFICATE OF
APPROPRIATENESS – 101 MAIN STREET, FALLSINGTON, TMP – #13-
020-236 – INSTALL ROOF OVER EXISTING PORCH AND REAR
ENTRANCE AND INSTALL OUTDOOR FIREPLACE

ITEM #4 CONSIDERATION OF APPROVAL OF CERTIFICATE OF
APPROPRIATENESS – 119 YARDLEY AVENUE, FALLSINGTON, TMP –
#13-020-268 – REPLACE VINYL FENCE WITH WOODEN FENCE IN
FRONT YARD – 3 FT HIGH

ITEM #5: CONSIDERATION OF APPROVAL OF PETITION FROM 654 LINCOLN
HIGHWAY, LLC TO VACATE HIGHLAND AVENUE

ITEM #6: 654 LINCOLN HIGHWAY, LLC – FINAL LAND DEVELOPMENT – 654
LINCOLN HIGHWAY – TMP # 13-017-231

ITEM #7:	CONSIDERATION OF APPROVAL OF TRAFFIC CALMING MEASURES – THORNRIDGE DRIVE
ITEM #8:	CONSIDERATION OF APPROVAL OF RESOLUTION DECLARING A PORTION OF THE FALLS TOWNSHIP ZONING ORDINANCE SUBSTANTIVELY INVALID AND PROPOSING TO PREPARE A CURATIVE AMENDMENT TO CURE SUCH INVALIDITY PURSUANT TO SECTION 609.2 OF THE MUNICIPALITIES PLANNING CODE
ITEM #9	CONSIDERATION OF APPROVAL OF RESIGNATION OF JAMES GOODWIN FROM THE TOWNSHIP OF FALLS AUTHORITY EFFECTIVE JULY 22, 2026.
ITEM #10:	CONSIDERATION OF APPROVAL OF RATIFICATION OF APPROVAL TO AUTHORIZE THE TOWNSHIP MANAGER TO ENGAGE THE SERVICES OF FLEISHER FORENSICS FOR PROFESSIONAL LITIGATION SERVICES FOR THE FALLS TOWNSHIP MUNICIPAL BUILDING PROJECT
ITEM #11:	CONSIDERATION OF APPROVAL OF ADOPTING ORDINANCE AMENDING CHAPTER 168 – PARKS, SECTION 2 – DEFINITIONS AND SECTION 14 – MOTOR VEHICLES
ITEM #12:	CONSIDERATION OF APPROVAL OF 2026 DIESEL AND UNLEADED FUEL BIDS
ITEM #13:	CONSIDERATION OF APPROVAL OF ESCROW RELEASE
ITEM #14:	CONSIDERATION OF APPROVAL OF APPOINTMENT TO THE BOARD OF APPEALS, CABLE ADVISORY BOARD, DISABLED PERSONS ADVISORY BOARD, HISTORICAL ARCHITECTURAL REVIEW BOARD, HISTORIC PRESERVATION COMMISSION, POLICE PENSION COMMITTEE, TOWNSHIP OF FALLS WATER & SEWER AUTHORITY BOARD AND ZONING HEARING BOARD
ITEM #15:	MINUTES – JUNE 22, 2026
ITEM #16:	ENGINEERS REPORT
ITEM #17:	BILL LIST
ITEM #18:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #19:	MANAGER COMMENT
ITEM #20:	BOARD COMMENT
ADJOURNMENT	

July 27, 2026

There are two separate bills lists.

1. The primary July bills list totals \$3,381,652.15. Of that amount, \$1,360,200.76 or 40%, is Payroll and Benefits. The remaining 60%, totaling \$2,021,124.07, includes the following payments:
 - HUB International for the Township's commercial insurance policies totaling \$733,656 (21.7%)
 - Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$269,041 (8%)
 - Legal and Engineering services and invoicing/releases from project escrows totaling \$188,617.46 (5.6%) *Note: Does not include Jones Engineering Associates presented separately.*
 - Lower Bucks Home Builders cash bond reduction in the amount of \$156,447 (4.6%)
 - Delaware Valley Workers' Compensation Trust (DVWCT) for the 3rd quarter 2026 payment of the workers' compensation premium and the 2025 audit totaling \$132,509 (3.9%)
 - Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$83,122.45 (2.5%)
 - Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, software & support, seminars, and materials & supplies totaling \$54,868.07 (1.6%)
 - Turtle & Hughes for street light replacements, supplies, and parts totaling \$29,923.06 (0.9%)
 - Petroleum Traders and Riggins, Inc. for the purchase of Unleaded and Diesel Fuel totaling \$28,877.27 (0.9%)
 - Bucks County Human Services for the 1st quarter 2026 co-responder program in the amount of \$26,095.43 (0.8%)
 - Rycon Construction for the thirty-third release of payment for the general contracting portion of the Municipal Building renovation project totaling \$25,080.43 (0.7%)
 - Stambaugh Ness Tech Solutions LLC for managed IT support/licensing in the amount of \$22,206.56 (0.7%)
 - Grace Construction and Viridian Landscape Studio for the Municipal Building renovation project in the amount of \$13,432.50 (0.4%)
2. The second July bills list totals \$265,582.50 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.