

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

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

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the board met in Executive Session prior to tonight's meeting to receive information from his office regarding a proposed Zoning Hearing Board matter. This was for informational purposes only. No deliberations occurred and no votes were taken. The board discussed matters involving Collective Bargaining and potential litigation. The board also discussed a request from the Township of Falls Authority. This was for informational purposes only. No deliberations occurred and no votes were taken.

ITEM # 2 CONSIDERATION OF APPROVAL OF HIRING POLICE OFFICERS

Member Loteckie moved to approve the hiring of Police Officers Natalie Bonilla-Pena, Garret Potter, Bruce Quarles III and Philip Smythe; Member Galloway seconded the motion; all board members were in favor. (5-0) The new Police Officers were sworn in.

ITEM # 3 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON FORTY– FIVE MINUTE MAXIMUM

Ms. Amanda Westerman (15 Bald Cypress Lane) said she was here a month ago with a petition that had 700 signatures in 24 hours. That petition now has over 3,800 signatures and it is accompanied by a movement/group with close to 1,000 members. These are residents, business owners, and employees, all of whom are within a six-mile radius who will be significantly impacted by the Amazon data center project. She just recently became aware of what was actually being constructed at the old steel mill site. Ms. Westerman said we could go back and forth on when, where and how it made headlines and when it was announced. She knows there were NDA's, behind closed door deals, fast tracking and lots of rubber stamping. Ms. Westerman said there will be detrimental impacts on our quality of life and our future, affecting our health, community and environment. Even though it sits back on an old industrial site, residents can still be harmed and affected by this. Ms. Westerman urges the Township to keep the lines of communication open between

yourselves and Falls Township residents. Our homes and quality of life are in jeopardy. You work for us. We gave you those positions. We, the people, do not want AI data centers here in Falls Township. The citizens of this Township would prefer to have this project stopped completely or at the very least, a pause to allow for further research. We respectfully demand open communication and full transparency moving forward on all projects. We would like the Act 14 requirement to be implemented. This requires a 30-day notice before an application is filed to show your efforts for full and total transparency with us, the residents. We demand strict DEP regulations on current projects to protect our air, water and land as well as proper testing and studies to ensure they are within safety limits. This is an emerging, unregulated industry and it simply cannot be. We also respectfully demand a municipal curative amendment to provide us with a 180-day moratorium on future data center applications, all potential future projects to properly update our land use zoning codes especially codes specific to noise pollution, decibels for day and decibels for night. Ordinances need to be put into place and strictly enforced. Ms. Westerman requested a Town Hall meeting and now one has been scheduled. She is very appreciative of the board and Representative Prokopiak for getting this meeting confirmed and for providing Falls Township residents with the opportunity to have our voices heard and concerns addressed but more is still needed. Ms. Westerman is requesting that we add a Resolution. Please vote on this to get the clock started on a 180-day moratorium on future projects to push pause so we can make sure proper Ordinances are put into place that will restrict future projects. Ms. Westerman asks you to acknowledge these additional requests and to provide actions and real results. We need solutions, not empty promises. Let's work together to keep the lines of communication open. Ms. Westerman said she will follow up on her requests via email.

Mr. Kevin Schwaller (1213 Pine Grove Road) thanked the board for listening to everyone this evening. Mr. Schwaller said his goal is to provide some actionable items that are within the authority of the Township to do since the data center project has already been approved. He has been speaking with experts across the state to try to come up with a list of things that he believes the Township can act on. The first item is transparency. We believe that information and transparency are the cornerstones of the functioning representative government and he is sure all of you agree that is why you took on these roles. We are calling on you to disclose additional information about these data center sites - the one infrastructure site and the main million square foot site. This information is fragmented and he does not believe the community should have to rely solely on trying to piece together information from various meetings or through the Right-To-Know (RTK) process. We need proactive community engagement that is crucial to delivering active accurate information about energy use, water use, noise and more. He urges the board to ban Non-Disclosure Agreements (NDAs). Mr. Schwaller wants the Township to dissolve the current NDA with Amazon or North Point for this site. The NDA fundamentally undermines public trust and future NDA's need to be prevented. There is legislation going through the General Assembly right now and we need Falls Township to act here on the local level. Microsoft announced its decision to end NDAs with local authorities. We are asking you to start these conversations with Amazon and/or North Point to voluntarily dissolve this one and help restore public trust. Mr. Schwaller said we are calling on you to strongly represent Falls

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Township in DEP permit discussions. Regarding the Act 14 Notice, this is the notice that the applicant must file with you 30 days prior to filing a DEP permit. We are asking you to start posting those online so we know when an application is coming and we can raise our concerns. The State allows a process for you to provide feedback to DEP about that site. That will start to restore some trust in the community and let us really be involved in this process going forward. We urge you to pass a Municipal Curative Amendment right now. The Zoning Code does not define data centers and as you've seen across the state, there are a number of unique challenges with these that impact communities. By defining these, we will have something in place going forward. We need the 180-day pause so any future permits will need to go through this process. We believe that the board must adopt Ordinances to protect our community's environment. One option is to limit the zoning for data centers to only 600 Ben Fairless and 700 South Port. Those are the two sites to give the community confidence that these sites will not expand beyond where they are. The second thing is to adopt robust Ordinances that protect the community. There are resources through Bucks County through Penn Future that mention things local municipalities can put in place to help protect their communities. A recommendation is to adopt a new Noise Ordinance that would take effect at all residential property lines. The Zoning Hearing Board granted a variance for these two sites on the noise restrictions. That gives the municipality very limited ability to enforce any sort of noise issues that do extend beyond the Keystone Trade site. Mr. Schwaller believes the attorney for North Point stood here and said that their concern was the noise levels at the property line because it was in the middle of an industrial site and he also pointed to the fact that it is not typical that the noise requirements are within the Zoning Ordinance. Let's adopt a general Ordinance that talks about noise restrictions at residential property lines and gives the municipality a tool to be able to enforce any violations. We are asking you to only do what's within your power here. Most people do not want the data center at all. If you can stop it, great. In doing the research and talking to experts, Mr. Schwaller sees limited tools for the Township at this far along. He hopes you see these are reasonable asks made so this board can take concrete actions to protect our community, our children, and our future. Mr. Schwaller appreciates your time tonight and looks forward to continuing this conversation and supporting you in doing the right thing.

Ms. Ruby Misawic (9004 Mill Creek Road) said she has lived on Mill Creek Road since 1969 and has witnessed many transformations in the area. There have been farm fields, sand and gravel pits, vacant lots and the Falls Township Community Park with soccer fields, playgrounds, skateboarding area, baseball field, volleyball nets, picnic areas, pavilions and so on. In previous years, tractor trailers and commercial vehicles had to be directed onto Old Route 13 or Bristol Pike. Due to vehicle and pedestrian accidents, the ramp going southbound on Old Route 13 near the Courier Times building was closed down. Commercial vehicles previously used the Bucks County Courier Times building as a parking lot. There is a sign that's posted about 15 tenths of a mile, 800 feet, stating that no tractor trailer commercial vehicles can use Mill Creek Road. Mill Creek Road is a residential road and for local deliveries only. These commercial vehicles need to go to the next available road, which is Penn Valley Road. A lot further past this sign, another parking lot was built for commercial vehicles. That is not a problem except when these large noisy tractor trailers come out of the lot. They can't see that sign, so they go directly onto

Mill Creek Road. In the residential area, they travel all day and night. Ms. Misawic said she had a record of it but got tired of doing it because there were too many of them. They are very noisy, especially when the trailers are empty. When the trailers are loaded, they are heavy and rattle the entire residential structures along Mill Creek Road. Anything hanging on the walls either fall off or constantly have to be readjusted. The trucks travel more than the 25 mph posted speed limit. The Edward N. Beers USMC bridge was just repaired in 2024 and dedicated between 2024 and 2025. Ms. Misawic is not sure if there is a weight limit for that bridge. This is a heavily traveled road near the Falls Township Community Park. There are activities held for the public, but pedestrians, bikers and cars have to be overly aware of vehicles because there are so many speedsters including commercial vehicles. The constant commercial traffic is tearing up Mill Creek Road. Repeatedly, there are pothole repairs, but they don't last for any length of time. The road has so many uneven patches, so when they manage to stay intact, there are so many bumps and noises and it just shakes the whole house. Ms. Misawic is not sure if the Township can enforce the speed limit of 25 mph but that is reasonable even if these trucks don't get diverted to Penn Valley Road. She worries about accidents and would like to be able to get some sleep without being awakened by the constant rumbling of loud traffic and possible accidents onto or into her property. This happened many years ago when an oil truck was traveling on the road and did a 180. The headlights were facing into her neighbor's home. This area is dangerous for people to walk or jog on it because there's no respect for people anymore. You really have to be careful that you are not knocked over into the canal or on the on the other side, into the woods. Ms. Misawic said she is the way she is because in 2007 she was hit by a tractor trailer. Age has played a part in this but because of this accident, her quality of life and her lifestyle have changed quite a bit. Ms. Misawic said she would really hate to see anyone else have to suffer what she has been through. Ms. Misawic is asking the Township if they can redirect the commercial traffic or at least enforce the speed limit for all. It is not just tractor trailers, it's everybody. Chairman Dence asked Ms. Misawic to give Manager Shepherd her phone number or e-mail address.

Mr. John Tadlock (21 Timothy Lane) said he is a 65+ year resident of Falls Township and he is probably one of the few people in this room that really doesn't have a strong opinion about data centers. With the Board of Supervisors, the lack of transparency regarding data centers is a troubling concern. Many meetings were dedicated to North Point, the new warehouses, but in a single meeting there was a shift from warehouse to data center. Mr. Tadlock hopes the minimum threshold for notification of this change was met because if someone hires an attorney to look into this, he wonders if all the Sunshine Laws were followed as far as notification. The fact that you signed an NDA with a private corporation was a great disservice to the residents whom you were elected to represent. When it was questioned, one of the attorneys stated that people could still file RTKs. How do you file a RTK if you are in the dark about what the subject matter is? Mr. Tadlock wonders if people have gone out to the site to look at it because he thinks a lot of people have not. He went out there yesterday and said it's really something to see. This is more than 50% complete. Tens of millions of dollars have already been spent and Amazon's not going to just walk away. They are spending huge sums of money because they are going to make huge sums of money. We use data centers every day whether it's a smartphone, smartwatch, a ring

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camera, kids playing video games, streaming movies and TV, people watching TikTok videos, or online banking. Data centers are used for law enforcement with license plate readers and body-cam footage and it is uploaded to the Cloud. The Department of Defense uses data centers to keep the country safe. Once you recognize the need for data centers and accept that they need to be built somewhere, the question becomes where? If Mr. Clark is correct that local municipalities by law cannot exclude a legal business, Mr. Tadlock said he could think of no better place in Falls Township than a heavy industrial zoned parcel of 1,800 acres. This is a former brownfield site which has plenty of water, a working power generation plant on site from the old steel mill, high-tension wires, towers crisscrossing the property, and it is miles from residential areas. Mr. Tadlock said he would be more concerned that there are three more Amazon buildings in early stages of being constructed at North Point. He has no idea what they're destined to become and even if he did, they could pull a quick switch at the last minute. To the people that are against the data center, he thinks your energy should be focused on those types of things because he thinks this data center ship has sailed. Then there is the fact that Morrisville Municipal Authority just purchased 45 acres out at North Point, so Morrisville Borough's Municipal Authority has bought property in Falls Township to build a new water treatment facility. It is not a coincidence. To the people who are against this, stay vigilant and concentrate your efforts where you can actually have an impact.

Ms. Toni Battiste (resident) said it seems that there's some of the board and administration that feel because the old steel mill area and its surroundings are brownfield that it's the perfect place to put industries and businesses there that you wouldn't want in your own backyard. These are businesses by their nature that endanger our water, earth, air, health and safety. Polluted air blows and contaminated water flows. The six-mile radius that encompasses Falls Township is no longer necessarily a safe area. It's not just because the boundary for the business stops here that the contamination stops there too. Ms. Battiste has some items that she would like to put on an agenda. All businesses out there in that the steel mill area that are more than an acre pay a yearly fee of \$10,000 per acre, per year for a Township Resident Safety and Health fund so that if there is contamination, if people get cancer from it, if people get lung issues - things like that, they have some place to help out. Ms. Battiste thinks that is something that we should be looking at - the safety of our residents. Next, all businesses of more than an acre pay a one-time escrow fee of \$100,000 per acre to help cover any environmental issues that occur as a result of their business. Lastly, prior to the sale of any property in this area, a study of the land and water will be made for contamination. If the property needs to be remediated prior to the sale, that will be done at the owner's expense. A business that becomes defunct or abandoned because, maybe they're in the codes and their 15 years ran out and now they don't want to pay taxes and they just kind of disappear, the owners of that property also are responsible for the remediation and we can track them down. As far as the data center is concerned, some of these data centers are not what they were. They are now hyper data centers. Some are data mining, some are AI training centers and some of those last couple use extremely large amounts of water and electricity. Yes, the steel mill had all that stuff out there. They had electric lines and they had water discharge lines, but how old are they? Ms. Battiste said she would worry about that and she is also going to request that when these things go into

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action, that we have a reputable Environmental Attorney review them to make sure we've dotted our eyes crossed our T's and haven't left any loopholes - somebody who is not associated with our current attorneys so that there is not the possibility or at least the appearance of any kind of collusion. The bottom line is that in all our ads that we put in the newspaper for changes we write for the safety, health and welfare of our residents and Ms. Battiste thinks it's time to put that into action.

Ms. Michelle Erhard said she lives in Thornridge, Falls Township and has lived here for 20 years. She is here today regarding the data center issues and said she is in support of the people who have spoken before her. Ms. Erhard's greatest concern is that it seems like there was a lot of underhanded information that allowed this to happen. The first that she heard about the data center coming to her community was through an article that she saw online in the news section and then she started with the emails and Facebook. She hopes to get information that is more reliable. She is disappointed in her local government for allowing that to happen. Ms. Erhard said her concerns are for the environment and for her expenses that will go up. Ms. Erhard has lived in Levittown most of her life and has lived in Falls Township for 20 years. She loves the historic aspect of this area and is a volunteer in the community. Ms. Erhard said she cannot believe that instead of eradicating what's happened at the steel mill site, they are putting in more businesses that could harm our community. It is right next to a beautiful historic site at Pennsbury Manor and an area where we have a recreational facility at Penn Warner Park. These are areas that could be impacted by this kind of business. Ms. Erhard said she is in favor of whatever actions will slow it down and prevent it from harming our community. She hopes all of you will remember who you're working for and who you're representing in this community.

Ms. Yarasoo Patel said she is not standing up here to shame you for your past mistakes, but you have a chance to fix your mistakes. You keep saying your hands are tied that you can't do anything about this data center, but it is already in the midst of being built. How is it justice for us to not know that this data center was being built and for you to approve it and then say that your hands are tied on the matter? I'm calling for a halt to the construction of the data center and for a ban before it's too late. Data centers lower property value, strain the power grid and cause water scarcity. They also have been scientifically proven that the noise from them not only disrupts our sleep patterns but also causes a decrease in learning and reading comprehension in children. The families of this town deserve better and the children in our community deserve access to clean water, the ability to learn, and a good night's sleep. Ms. Patel would like to say a reminder from a well-known proverb. Only when the last tree has been cut down, the last fish have been caught, and the last stream poisoned, will we realize we cannot eat money.

Ms. Marie Larson-Brown said she lives in Fallsington off of Taylor Dr. She also owns a business off Steele Road in Morrisville so she is very close to the data center. The data center has already been approved. She sees the trucks going down every single day. Ms. Brown wants to ask some questions and see if you have answers or if you could look into it. Data centers have already become a critical frontline and targets in modern warfare. Ms. Brown fears these buildings are going to be targeted. Drones can come in from anywhere

and she doesn't know if we are equipped to protect it. Do we have an emergency plan in effect if something happens to that building? There are tons of businesses off Steel Road. It takes 3 miles to get from her building to there but if you take out the roads, it's one mile so she is within all the ranges they say are very harmful for you. Ms. Brown is concerned whether our fire departments are equipped if something happens to the 200,000,000 sq ft of building. What happens if all our fire departments are there and there is a fire elsewhere? Is there a plan in effect to make sure the residents here are also protected? Do we have the equipment for our firefighters? There are chemicals that come out of there when it's on fire. Are they going to be protected if they have to go in? Do they know they can't really go in right away? There are a lot of fire departments and there haven't been that many data center fires, but there are cautions that the firemen and women will need to take before entering that building. She is also concerned about the police department. If we send all of Falls Township down there, what about the residents? Ms. Brown does not believe all the jobs they say they will bring in. Chairman Dence asked Ms. Brown to continue speaking but we do not allow cursing. There are lots of jobs right now coming in with all the truck drivers and all the construction but as soon as that's done, the jobs are gone. Ms. Brown worries that the Township and the people here have enough resources for us and if not, can Amazon provide off any help? Is there an emergency plan in effect before something happens and not after? The residents here deserve to know there's an emergency plan if something happens, before that happens, and that you guys are prepared, that the firefighters are prepared, and the Police Department is prepared.

Mr. Wayne Bell said he is here to address a profound failure of transparency and environmental stewardship in Falls Township. You allowed a corporate bait and switch, swapping 10,000 jobs for just 125 ghost town tech positions. State law automatically transferred our KOIZ concessions through Amazon even though this data center isn't bringing its own power or its own water and it is not cleaning up our Township. No water, no life, protect our supply. You systematically stripped away our environmental defenses. You dissolved our independent Shade Tree Commission, clearing the runway for millions of square feet of clear cutting on a legacy site known to house toxic hazards and forever chemicals - PFAS. Look at your new Township logo - a single building. Everyone loves it but they miss it as a psychological operation and alarm bell. Inspiration from the area's rich colonial roots incorporates the front of Pennsbury Manor where replacing the original woods of Penn's Pennsylvania with brick and concrete. Falls Township's new brutalist exterior proves that land development is now deeply rooted where colonial trees once stood signaling that Pennsylvania Penn's Woods is being strategically replaced through 30-day windows of sweetheart deals fast tracked by Shapiro. Shapiro stands for corporate interests over Falls Township for 600 jobs. Look at the anti-semitic Urban Outfitters court warehouse deal that's what you all need to be looking at Urban Outfitters and what's going on there. Fast track at the state level, it is now sitting in our subcommittee meetings asking for waivers and concessions threatening to encroach directly on Martin's Creek, just one exit up from Route 13 from the millions of local grant dollars spent fixing the flooding at Mill Creek. Cool the data, kill the community. We are going to kill ourselves and because of how current Township laws are written, you fast track this data center's flip in a single phrase; distribution campus to digital campus. You will probably flip the Urban Outfitters

warehouse to digital center in one single sentence five years from now just like you did with Amazon. Every hundred word prompt drinks a bottle of water. We cannot drink data. No water, no life. Protect our supply. Follow West Rock Hill Township to enforce 50 decibels with noise limits. Mandate tree buffers and strip data centers from warehouse zoning. Mr. Bell said he demands action on the following points. Rewrite Falls Township land use Ordinances to explicitly strip data centers from warehouse zoning. Stop properties like the Pennsbury buildings from flipping to digital infrastructure. It has a high propensity to do that right now. Two hundred and twenty-five square foot buildings will equal 250 MW of data center, so you need to be careful of what's going on here. How people flip things. A little bit more money to build that Pennsbury High School and get the kids to go do everything at home and turn the Pennsbury 50-foot building 500 square feet, half the size of the Amazon site. Be creative. You get kids out and put the data there. Revisit all utility concessions and force strict 50 decibel noise limits and mandate massive tree buffers for any current or future tech build. Reverse the dissolution of our environmental protections and restore the independent Shade Tree Commission. Mr. Bell said he has his license and he is a tree tender. He belongs on that board. Stop passing the buck, stop hiding behind corporate NDAs, and start protecting the families of Falls Township.

Ms. Jennifer Metzger said thanked everyone for coming out, doing all the research and trying to figure everything out. There are a lot of questions on both sides, and she hopes that everybody is seeing here that there really are a number of things that the Falls Township board can do and a number of things they might not be able to do for the current Amazon warehouse. Going forward, she is asking if the Ordinances can be updated. Ms. Metzger prepared a list of items that she hopes you will look at. She is here tonight regarding your decision making and the buried Ordinances regarding the Shade Tree Commission, future warehouses, and data centers. You intentionally degraded local environmental oversight by passing an Ordinance merging our standalone Shade Tree Commission into the Environmental Advisory Council. This is a dangerous judicial downgrade. The Shade Tree Commission holds exclusive statutory land use protections whereas an Environmental Advisory Council has zero decision-making authority. You stripped away our regulatory teeth right when oversized corporate developers are hammering our community and the Urban Outfitters warehouse is asking to actively encroach on Martins Creek, a stream that this Township has already spent millions of dollars defending between 2021 and 2025. We just received another \$840,000 State grant to protect that location. If you fold anything, you would fold EAC into the Commission. Bring back our standalone Shade Tree Commission with its full regulatory teeth. We were promised 10,000 families sustaining logistical jobs at the old U.S. Steel site for a 15-year KOIZ tax exemption. Instead, on a hidden March 24th 2025 agenda item, you obliterated the Sunshine Law and quietly flipped the site to a massive Amazon AI data infrastructure center campus under secret NDAs. It looks like you took an NDA from our solicitor, slid it across the table, and signed away our future. If you feel set up right now taking the brunt of our fury and fears, how do you think we feel swallowing your excuses while we're paying the bill for Amazon. Earth only has 3% fresh water and under a half a percent is drinkable, yet this Amazon campus consumes 5,000,000 gallons daily based on what we can see from other data centers. The footprint of 50,000 Levittown homes. Because you failed to require closed loop cooling, 80% evaporates into

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thin air. The rest is super-heated wastewater. You allowed zero local metering, zero monitoring and zero billing. We are literally buying the utilities for a multi-trillion dollar corporation while our own PJM, the grid bills skyrocket. There are 3,800 residents who have already signed this petition. They are asking for a moratorium which we can't do on what was already done. We understand you were set up but we're asking you to fix the Ordinances going forward so that these warehouses and Pennsbury doesn't just flip. State law does not stop you from fixing any of these Ordinances to protect us from Pennsbury school parcels from being the next quiet data center flip. We demand the board execute its direct authority and enforce multiple mandates. Some of the mandates that we are requesting are to reinstate the standalone Shade Tree Commission with full statutory protections immediately. Enact an immediate 18-month data center moratorium to freeze new applications while we're having you rewrite Ordinances to make sure you're protecting the community, prohibit major land use changes through single-sentence amendments requiring full Conditional Use hearings, separate preliminary and final land use developments, mandate 45-decibel nighttime noise caps, impose escalating \$5,000 daily fines and immediate Certificate of Occupancy revoking for any violations that are occurring. Legally mandate closed-loop liquid or dry air-cooling systems, enforce mandatory on-site municipal water metering, and transparent billing for Amazon. Commission an independent audit of the KOIZ tax abatements to enforce clawback remedies for zero jobs. There are a number of bills that are in our Senate and our House right now for Pennsylvania that are trying to help better manage the E-waste. Ms. Metzger will give you the actual printout of things she believes is under the Township's control. Thank you for listening to everyone and trying to work with everyone on this topic.

Chairman Dence said a Town Hall meeting is scheduled on July 14th at 6:00 p.m. at Pennsbury High School. Attending the meeting will be the DEP, Amazon, PECO and hopefully someone from the Governor's office will be there. There will be a Q&A time.

There was a break in the meeting at 7:04 p.m. and the meeting was reconvened at 7:11 p.m.

ITEM # 4 CONSIDERATION OF APPROVAL OF PROCLAMATION FOR DISABILITY PRIDE MONTH

Chairman Dence read the Proclamation for Disability Pride Month. Ms. Seema Kazmi said she is a member of the Falls Township Disabled Persons Advisory Board. Ms. Kazmi thanked the Township Supervisors for recognizing Disability Pride Month. This past March they had a presentation about home accommodations for amputees. There are current considerations being done that can impact at the Federal level funding for community-based living for individuals with disabilities. The reason she is sharing this is because it can impact Falls Township residents who have disabilities to be able to live in their homes. The second concern Ms. Kazmi wanted to share is that a lot of these community-based waivers are funded by Medicaid and with those also anticipated impacts and funding that will also impact Falls Township residents with disabilities to also be able to live safely in their homes. This presentation was done at their March meeting and she thinks you were sent a copy of it. It goes over various types of home accommodation for people with disabilities and nonprofits that support people with disabilities to live in their homes. Ms. Kazmi

wanted to make sure you are aware of these issues that could be impacting our community. There is much in the news about certain memos being circulated again commenting on people with disabilities, providing home accommodation, and whether they can be provide resources to live safely in their homes as well as in the community. There was a presentation done in March specifically for some accommodation for individuals who are amputees. Ms. Kazmi was asked if she is able to get in touch with the Township's social media person and put together some kind of informational bulletin they could post on social media about what she spoke about so residents can see it on the Township page. Chairman Dence moved to approve the Proclamation for Disability Pride Month; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 5 CONSIDERATION OF APPROVAL OF APPOINTMENT OF THE AUBREY GROUP LLC

Mr. Shepherd said the Aubrey Group LLC will assist us with grant writing and possibly some additional concentrated fundraising efforts for the Township. Member Mullen moved to approve the appointment of the Aubrey Group LLC, subject to the final agreement to the contract by the Solicitor; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 6 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 42 FOR RYCON CONSTRUCTION, INC.

Mr. Shepherd said this change order is related to additional fencing that was approved back near the Public Works building near the gas station and also for some topsoil that needed to be imported into the site which we were aware of for a while. The good news is the amount of topsoil was probably about half of what was anticipated from a cost standpoint. Member Galloway moved to approve change order # 42 for Rycon Construction, Inc. in the amount of \$25,080.43; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 7 CONSIDERATION OF APPROVAL OF INDEMNIFICATION AND HOLD HARMLESS AGREEMENT WITH METALS USA PLATES & SHAPES, INC.

Mr. Clarke said the board has seen similar agreements like this several times in the past several years. This is a business that is waiting on some additional permitting, and they want to get started on their site work for the development. What we do in these instances is we allow them to get started. They have all their approvals from the Township. They may be waiting on approval from PennDOT or from the sewer or the water authority. What we do is we enter into these agreements which allows them to get started on the project but in the event they don't get all of their approvals and they can't finish the project or they can't operate, they are doing this completely at their own risk and they in no way can hold the Township responsible. Every time we have done one of these over the past four or five years, everything has been approved and the projects have been completed to the

Township's satisfaction. Member Galoway moved to approve the Indemnification and Hold Harmless Agreement with Metals USA Plates & Shapes, Inc.; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 8 CONSIDERATION OF APPROVAL OF TRAFFIC CALMING MEASURES – THORNRIDGE DRIVE

Mr. Derek Kennedy (Remington Vernick Engineers, Township Traffic Engineer) said they were asked to look at a section of Thornridge Drive due to complaints of crashes and speeding. It is about a half-mile section, the western edge of the neighborhood where Thornridge Drive loops around. It is a longer section than what we studied but this was just a half mile section. We looked at crash and speed data, and we are trying to develop effective low-cost mitigation measures for speeding and crashes. We came up with a series of improvements and recommendations in this report. We developed a series of improvements. What is in there are called bump outs, narrowing the roadway intersections. In this case we're doing it with striping and what we call raised delineators, the tubular markers you might see on lane lines to keep people where they need to be. They would just be narrowing it at a couple of the intersections using these delineators and markings. We are proposing a three-way stop sign at one of the intersections on this stretch at Teaberry Lane. The last recommendation that is in our concept plan are two proposed speed humps - one on the southern end and one of the northern end where you have a longer straightaway. All those recommendations are things that could be put in at a relatively low-cost temporary trial basis. Speed humps could be controversial, and the Fire Marshal has concerns about them as well. Mr. Kennedy spoke with the Manager about how we implement them or maybe there are certain criteria we look at as to when and where but we do have those in there as a recommendation for this corridor. Regarding the bump outs there are two intersections. We have the southern end from the South of Penn Valley at Tanglewood Lane. As you are approaching the intersection, it shows the bump outs, the narrowing of the roadway and restricting parking at those areas. The concept of the bump outs is a road narrowing so it's a visual effect for motorists coming out to that narrowing of the roadway. It should have a reduction in speed and eliminate erratic movements. As the road narrows, people will slow down. The raised delineators, the tubular markers, are meant to be permanent. Ms. Nicole Paschke said Tanglewood Lane is not the area they are concerned about. Mr. Kennedy said at Tanglewood there is a bump out and also at Twin Leaf there would be a bump out. At Teaberry, there would be an all-way stop. Ms. Paschke asked about the curb going up to Thinbark because that is where people catch the speed coming down. Your survey had said that was where it was needed but Ms. Paschke said in one of the meetings when she spoke, Mr. Dence said stop signs make people speed up to get there and then speed away to make up time. Chairman Dence said he stated that about speed bumps. Ms. Paschke said if this stop sign is approved for Teaberry, the lost speed and the catch-up speed is directly in front of her house, which is why she has raised her concerns for almost a year now. Mr. Kennedy said there are guidelines about where you would use all-way stop signs. Their plan purposely mixes up the strategies, so we've got the the speed humps in certain locations, and we've got the bump outs. We've got one multi-way stop and then as you continue, it's a variation of different applications. Ms. Paschke asked if the

survey warrants a stop sign at Thinbark. Coming up around the drive, it is a complete blind spot. Mr. Kennedy said there are different types of warrants. A volume-based warrant is based on the volume. Essentially, none of those intersections made the warrants for volume based. There are two reasons they did it at Teaberry. The first reason is the sight distance. When pulling up from the side street looking left and then with the curve it is very tough to see oncoming traffic and then in the opposite direction the straight away, where it's one of the locations in the area coming southbound where you're outside the curve, you're coming into the curve. That is one of the sections where a vehicle has the ability to gain speed. Coming into the curb, they would stop prior to entering the curve so that was the reason why they did the multi-way stop. There are different applications at the other locations. Member Mullen asked how far away is Teaberry from Thinbark. Ms. Paschke said it is Teaberry, Twin Leaf, then Thinbark. Mr. Kennedy said the question is why Thinbark did not meet the requirement. Part of it is we didn't have the same application throughout. We wanted to use different speed control applications so you weren't seeing for instance, stop sign after stop sign or speed hump after speed hump. Before Thinbark, there is a proposed speed hump as they are coming in between the two curves. Ms. Paschke is not in favor of the speed humps. She works in Philadelphia where they have a lot of these and people swerve around them. Chairman Dence said he does not think speed humps are on their radar. They are looking at bumps out, stop signs, and possibly lane markings. Mr. Kennedy said lane markings would be tough. One of the recommendations was center line striping with nighttime reflectors. The curb-to-curb width on Thornridge is a dimension where it's tough because you have parking on both sides. Mr. Kennedy said if you put that center line strip, it is restrictive. Ms. Paschke said that is the issue and that's why we need the lines in the middle. She sees it every day. Those lines will help and the reflectors will help. A lot of cars are parked at night when people come home from work. Mr. Kennedy said the only place to do the center lanes is where they don't have parking on both sides. If you have two vehicles parked on each curb line, the space that's left in the middle is too narrow to have a defined traffic lane. Vehicles would constantly have to travel on the opposite side. Ms. Paschke said this is the direct issue they have had. Two cars cannot fit between when there are cars parked on the street. Ms. Paschke said this is why her family was almost killed in front of her face because cars fly down, there's not enough room, and there's too many cars on the road. Like you're saying there are no delineators, lines in the middle, reflectors, speed traps, and there is no signage. Ms. Paschke appreciates everybody coming out. This kind of fell through the cracks for a while. The stop sign at Teaberry is needed but the stop sign at Thinbark is also needed. If you look at the map you can see humps like a camel. They are exactly the same curves. Between Twin Leaf and Teaberry is a smaller sight distance vision than the one on Thinbark. When Officer Fanelli, Mr. Shepherd and Mr. Kennedy came out and we talked about this, you couldn't put a speed trap out on the side of the issue, which was our side of the drive, because there aren't any poles. You collected data from the other side which is not our specific issue. Yes, people come flying down that road and they're coming around these curbs, but the bigger issue is people coming down who don't see these other guys coming. Mr. Kennedy said coming from that direction is part of the reason we have the proposed an all-way stop at Teaberry. Ms. Paschke said people are going to come down, see the stop sign and after stopping, they are going to make

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up speed and fly past her house. Then people who are coming down the hill are going to speed up to the stop sign. The device shows people how fast they're going, then they see the flashing red. The sign says you are going this fast and when they are coming around the curb they naturally step on the brake so that speed monitoring device is now showing a normal speed around a curve. Member Mullen said she is hearing that you slow down and then speed up from a stop sign. Is that something that really does happen. Mr. Kennedy said it does. The speed data they had showed that most people are driving at reasonable speeds. There is a small percentage of people who drive excessively fast. It is not a situation where everyone is driving excessively fast. We are not seeing a continuous 45 mph. Member Mullen said she agrees with what Mr. Kennedy is saying. Even if people are speeding up, it's from at least a stop, whereas before they were just racing through so she does think that this stop could be helpful. Ms. Paschke strongly suggests putting up a stop sign at Thinbark. Mr. Kennedy said they would have to look at site distance there. The reason they need to do it there is because it is an area where there are two curves on both ends of the intersection, where at Teaberry you have this straight away coming into that first curve. Stop signs are relatively cheap. These can be done on a trial basis. Mr. Shepherd said we need an Ordinance to do that so the board would have to authorize it. We certainly don't want to do it if it's not meeting the criteria. Mr. Shepherd said he knows the board has some concerns with the speed humps. They are going to get requests from all over the Township. We want to have a policy in place so we know how to address those requests. In the interim, Mr. Shepherd would recommend authorizing Mr. Kennedy to go back out and look at the adjoining intersection they've been talking about, and see if it meets criteria. He can bring that back to you and possibly we could use both stop signs rather than the speed humps. We can still do the delineator too. Chairman Dence asked about the bump outs. Ms. Paschke said she is interested in the bump outs, reflectors, delineators and the middle line. Mr. Kennedy said the only place they could do the center line would be at the bump outs or other locations where they don't have potential parking on both sides of the road. Ms. Paschke said during the Traffic Advisory Board meeting, the liaison that was there measured it on his computer with cars parked and he did say the lines would be fine as far as the measurements. Mr. Shepherd said if it's the board's pleasure, he would recommend having Mr. Kennedy look at that again. He's certainly qualified, has all the measurements, and he's been in the field. Maybe get confirmation on that if it's doable. He is sure the board would consider that. If it's not, then you'll at least know. He could explain to you why it's not doable. Mr. Shepherd believes you can do he bump outs and the line, if the line is doable, and with the reflectors, he would recommend waiting one month. He is sure Mr. Kennedy can have the analysis done at the intersection for the additional stop sign by their next meeting and then would authorize them both at the same time if that is what the board is saying. Mr. Kennedy can do that and then knowing if we're going to forego the bump outs, that changes it a little bit because before Teaberry we had a speed hump. Mr. Shepherd said he would not say to forego the bump outs. He would say the speed humps right now, at least from the board's perspective, he thinks is on hold. They probably want to make sure the criteria they're using for Thornridge is the same they would use for any other street in the Township where they get a request. We probably need to get better criteria in place and this might be great for that, but more requests are going to come in. There are people that are for them and people that are against them for various reasons. You get a lot

of people on the other side of the fence too, so they want to make sure good decisions are made for the entire Township. Mr. Rich Dippolito said historically, the speed bumps slow down emergency response. It has never been something they've been in favor of. They ran them as a test in the community park to see how quickly they could get over them. When you have a 40,000 lb truck that you have to bring to a stop and go over the speed bump, it delays you when seconds count. He spoke to the fire chiefs in the Township and can speak for at least one of them that happens to cover Thornridge and he is of the same opinion. Mr. Dippolito spoke to the Rescue Squad and they also feel the same way. It slows them down. He spoke to the school district and they are not a big proponent. They get a lot of complaints about the noise of buses going over the bumps and slowing them down. It's speed and it's time. Chairman Dence said people will slow down for the speed bumps and then speed back up. Then you will have someone hit it doing 30 mph in the middle of the night. Someone with a landscaping trailer will wake up the whole neighborhood because they are so noisy. Chairman Dence knows this is a sensitive subject, but when you look at the data of the past five years, three of the four accidents were drunk drivers. He is not saying they are all drunk drivers but nothing we do is going to stop a drunk driver. We need to think long and hard about speed humps and said he feels the negatives outweigh the positives. Mr. Dippolito said he is sensitive to their concerns. He grew up on Trenton Road and there is not a faster road. He lived 16 years on South Olds on a bend and he had to worry about his daughter playing on the sidewalk. He has the same concerns living on Austin Drive. It's a two-mile long wide racetrack but that's not everyone. Mr. Dippolito said he could not say in good conscience to put speed bumps in front of his house because somebody's flying down the road. It's going to slow down the people that need to get to a place quickly. Ms. Paschke said she is not in favor of speed bumps. She thinks they are annoying and people will swerve to get away from them. Mr. Dippolito said he travels a lot to Maryland and the beach towns do different things. The one thing that catches his eye every time are the stripes in a road because of the speed limit sign coming up and also the flashing red and blue lights. That grabs your attention. Mr. Shepherd recommends that Mr. Kennedy do a little more work. He knows what the few things the board wants him to look at and he could bring them back for the next meeting. We could put it on the agenda at our July meeting and hopefully finalize it and move forward with some recommendations. Mr. Shepherd said the Traffic Committee recommendations were forwarded to Mr. Kennedy to include those as part of the report so they were included. They were primarily related to the striping. They wanted to see any sort of striping that could assist on the road. Ms. Paschke was looking to get copies related to this project. She said the frustration is due to the lack of communication. Why are they not getting notified? They are the ones who are bringing this to light and it does hit different when your kids are involved. It is discouraging. She is all for giving an extension but thinks at some point, there has to be some action. Where is the deadline? In August this will be a year that she almost lost her kids and her husband. Is it going to be the next meeting? Is he going to come out and do this in a timely manner? Ms. Paschke is in favor of giving you more time to come up with a plan. Mr. Shepherd addressed Member Mullen's question of what were the recommendations from the Traffic Advisory Committee? Their two points were snowplow-safe raised lane markers, which are being considered by Mr. Kennedy and additional low-cost pavement marking treatments.

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There was nothing specific. Mr. Kennedy said the center line issue; reflectors were what they took into consideration. With the information they have, they could not consistently stripe that entire length of the corridor. Ms. Paschke asked about limiting parking on that side? They have neighbors who live across the street from them and they have at least ten cars parked on that side and they also park on her side. Can they limit parking? Chairman Dence said then it gets hard for everyone. Chairman Dence was on the Traffic Advisory Committee when they just formed it. There were a couple of different streets and one was Austin Drive and they were going to stripe it. The neighbors said absolutely not. They did not want them to change the look of their street. The biggest problem is that our cops can't use radar. Ms. Paschke said all these things would be beneficial. Now it's summer and these E-bikes are out of control. She saw another car went through a house. Chairman Dence said their next agenda item is about E-bikes and scooters. Our police have been doing a lot of enforcement. Mr. Kennedy will perform additional studies.

ITEM # 9 CONSIDERATION OF APPROVAL OF AUTHORIZATION OF ADVERTISEMENT FOR ORDINANCE AMENDING CHAPTER 168 – PARKS, SECTION 2 – DEFINITIONS AND SECTION 14 – MOTOR VEHICLES

Mr. Shepherd said this is authorization for advertisement for Ordinance amending Chapter 168 – Parks, Section 2 – Definitions and Section 14 – Motor Vehicles.

Mr. Greg Thompson (Vermilion Hills) said he has had problems with E-bikes on New Falls Road. Chairman Dence said we can't limit them or control what they are doing on New Falls Road. Mr. Thompson said they ride against traffic and he almost took one out the other day. Mr. Shepherd said he knows Chairman Dence had a concern about this specifically, probably two months ago, and you asked the police to step up enforcement Township wide which they have done. There is a report that you've been provided and they are following the State law. There are no additional laws that the town can act upon at the local level for licensing and things like that but they are enforcing the laws that are on the books. The Chairman might provide you some data but the police have been very active. Chairman Dence said Officer initiated contacts is 33. They have issued 26 citations, made two arrests and gave over 30 parental warnings. They see the kids go to their house and then police have a conversation with the parents. They are not chasing anybody. They have towed 7 vehicles and issued 10 fleeing violations. There have been near-miss crashes reported. The police are doing what they can. Mr. Thompson said there seems to be more of them and they have got some speed behind them. Chairman Dence said the electric scooters are not legal on the street. They are only legal on private property. A lot of people use them for transportation. The one that you can pedal is an E-bike. Member Mullen said people are getting killed all over the place and it's scary. Chairman Dence said he has a friend that works in the Pediatric Emergency Room at Capital Health and she told him that all day long every day, there's somebody in there with some kind of injury from a bike or a scooter or something else. What we're doing tonight is specifically in our parks because we can do that. We've also had issues several times with these kids harassing our park security. Member Mullen moved to authorize advertisement of Ordinance amending Chapter 168 – Parks, Section 2 – Definitions and Section 14 – Motor Vehicles; Member Loteckie seconded

the motion; all board members were in favor. (5-0)

ITEM # 10 CONSIDERATION OF APPROVAL TO WAIVE PERMIT FEES FOR THE FALLSINGTON LIBRARY

Member Mullen moved to waive permit fees in the amount of \$1,549.50 for the Fallsington Library; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 11 CONSIDERATION OF APPROVAL OF AUTHORIZATION TO TRANSFER FUND BALANCE TO THE FALLSINGTON LIBRARY

Mr. Shepherd said the Township has always had some sort of fund balance related to the Fallsington Library. We need to transfer that money to them so this would be a motion to transfer the fund balance other than \$1,000 to the Fallsington Library. The amount is approximately \$12,830. Moving forward in future years, all the tax revenue we receive from the very specific Library Tax will be forwarded to the Fallsington Library. This is a one-time action by the board. Member Galloway moved to authorize transfer of the fund balance of \$12,830 to the Fallsington Library; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 12 CONSIDERATION OF APPROVAL RATIFYING THE TOWNSHIP INSURANCE POLICY FOR THE PERIOD OF JUNE 18, 2026 TO JUNE 18, 2027, COMMERCIAL/GENERAL LIABILITY, LAW ENFORCEMENT LIABILITY EXCESS, EMPLOYMENT PRACTICES LIABILITY, EMPLOYMENT PRACTICES LIABILITY EXCESS, ENVIRONMENTAL, FLOOD AND CYBER RISK POLICIES

Mr. Shepherd said these are all ratifications that we do every year. These are one-year policies. Some of our premiums did go down and some went up. It was recommended that we get additional coverage and that was for employment practices excess liability. They provided us with additional coverage in the event we have claims. We also have that for the police professional in case we have claims related to conduct. Ms. Toni Battiste asked if any of these policies would cover the Township if Amazon sues us if we decide to change something with their zoning or assess them fees for something that they weren't aware was coming or something like that. They are suing some of the other Townships. Are we covered every time a lawsuit gets filed against the Township and it goes to our insurance carrier? Mr. Clarke said every time a lawsuit gets filed against the Township and it goes to our insurance carrier, the insurance carrier sends us what is known as a Reservation Of Rights letter. What that letter says is we are going to defend you, we will pay for your defense, and if there is a verdict against you, we will pay you unless, and then there are certain factors that are involved. If we were to attempt to assess an illegal tax or an illegal fee against any business in the Township or if we were trying to shut down a lawfully-operating business that hasn't violated any laws or regulations, there is a very good chance our insurance company would say you shouldn't have done that and we're not going to pay this claim. Ms. Battiste said if we legally do that then we should be covered. Member

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Mullen moved to approve and ratify the Township insurance policy for the period of June 18, 2026 to June 18, 2027, Commercial/General Liability, Law Enforcement Liability Excess, Employment Practices Liability, Employment Practices Liability Excess, Environmental, Flood and Cyber Risk Policies; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 13 CONSIDERATION OF APPROVAL OF ESCROW RELEASE

Member Galloway moved to approve the earth disturbance escrow release for Kalimar Properties in the amount of \$2,818.20; Member Loteckie seconded the motion; all board members were in favor. (5-0)

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 AND ZONING HEARING BOARD

There was no action on this agenda item.

ITEM # 15 MINUTES – MAY 18, 2026

Member Galloway moved to approve the minutes for May 18, 2026; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 16 ENGINEERS REPORT

Mr. Jones said last month we had two submissions; one new land development and one new earth disturbance. Highlights are identified in red text as usual.

ITEM # 17 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$3,052,804.37; Member Loteckie seconded the motion; all board members were in favor. (5-0)

ITEM # 18 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the Jones Engineering bill list in the amount of \$283,375.10; Member Loteckie seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained from the vote. (4-0-1)

ITEM # 19 MANAGER COMMENT

There was no Manager Comment this evening.

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ITEM # 20 BOARD COMMENT

Member Galloway – no comment.

Member Loteckie – no comment.

Member Palmer – no comment.

Member Mullen thanked Manager Shepherd for the air conditioning.

Chairman Dence said the Township Offices will be closed on July 3rd for the July 4th holiday.

Member Galloway moved to adjourn the meeting; Member Loteckie seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 8:10 p.m.

Brian Galloway

Brian Galloway, Secretary