Township of Falls
BUCKS COUNTY, PA

Board of Supervisors Amended 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

August 24, 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
FOURTY-FIVE MINUTE MAXIMUM

ITEM #3 CONSIDERATION OF APPROVAL OF CERTIFICATE OF APPROPRIATENESS – 16 MAIN STREET, FALLSINGTON, TMP #13-020-287 – REPLACE ROOF, ADD A DORMER TO EACH SIDE OF THE HOUSE AND REPLACE WINDOWS

ITEM #4 CONSIDERATION OF APPROVAL OF CERTIFICATE OF APPROPRIATENESS – 59 OLD LOCUST AVENUE, FALLSINGTON, TMP #13-032-043 – REMOVE EXISTING SOLID RAIL AND REPLACE WITH MAHOGANY TOP RAIL, BOTTOM RAIL AND BALUSTERS. PAINT THE HOUSE

ITEM #5 CONSIDERATION TO RELEASE THE QPI PERFORMANCE BOND, NUMBER S038947 IN THE AMOUNT OF $4,499,000.00 WHICH WAS POSTED FOR THE FALLS TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT EFFECTIVE AS OF JULY 27, 2023. IN CONJUCTION WITH THAT RELEASE, CONSIDERATION TO ACCEPT THE QPI MAINTENANCE BOND, NUMBER S060707 IN THE AMOUNT OF $490,763.20 WHICH WAS POSTED FOR THE FALLS TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT BEGINNING ON FEBRUARY 4, 2026

ITEM #6 CONSIDERATION OF APPROVAL OF ADOPTING ORDINANCE AMENDING CHAPTER 168-PARKS, SECTION 2-DEFINITION AND SECTION 14-MOTOR VEHICLES

ITEM #7: AUTHORIZATION TO ADVERTISE AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP BEFORE REZONING TAX PARCEL NOS. 13-013-010 AND 13-013-011, FROM FM. FARMING/HI-A HEAVY INDUSTRIAL-A/TO MPM-MATERIALS PROCESSING AND MANUFACTURING DISTRICT

ITEM #8: CONSIDERATION TO APPROVE THE SETTLEMENT OF PENNSBURY SCHOOL DISTRICT V. BUCKS COUNTY BOARD OF ASSESSMENT APPEALS AND DROBNER, SHERWIN, TR (NOS. 2020-06785/2020-06784), ASPEN FALLS APARTMENTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF AUGUST 3, 2026, FROM CLIFFORD BIDLINGMAIER, III

ITEM #9: CONSIDERATION TO APPROVE CHANGE ORDER #1 – SOUTH OLDS BOULEVARD CULVERT REPLACEMENT, OF THE 2026 ROAD IMPROVEMENT PROGRAM AS PER THE AUGUST 19, 2026, MEMO OF JOSEPH G. JONES, PE, CFM, TOWNSHIP ENGINEER

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, POLICE PENSION COMMITTEE, TOWNSHIP OF FALLS WATER & SEWER AUTHORITY BOARD AND ZONING HEARING BOARD

ITEM #11: MINUTES – JUNE 27, 2026

ITEM #12: ENGINEERS REPORT

ITEM #13: BILL LIST

ITEM #14: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #15: MANAGER COMMENT

ITEM #16: BOARD COMMENT

ADJOURNMENT

August 24, 2026

There are two separate bills lists.

1. The primary August bills list totals $2,173,117.75. Of that amount, $1,286,194.77 or 59.2%, is Payroll and Benefits. The remaining 40.8%, totaling $886,922.98, includes the following payments:
   - Barry Isett & Associates and United Inspection Agency for contracted plan reviews and inspection services in the amount of $206,734 (9.5%)
   - James D. Morrissey, Inc. for Release #1 for the Willow Drive road reconstruction project in the amount of $143,587.80 (6.6%)
   - Electric, Water, Cable/Internet, and Telephone (Utilities) totaling $67,318.99 (3.1%)
   - Sport Court of PA LLC for the final payment on the Community Park Hockey Rink renovation project in the amount of $56,690 (2.6%)
   - Legal and Engineering services and invoicing/releases from project escrows totaling $48,472.84 (2.2%) *Note: Does not include Jones Engineering Associates presented separately.*
   - ESRI enterprise agreement annual fee for GIS software and maintenance in the amount of $42,200 (1.9%)
   - Bucks County Human Services for the 2nd quarter 2026 co-responder program in the amount of $26,076.54 (1.2%)
   - Stambaugh Ness Tech Solutions LLC for managed IT support/licensing in the amount of $25,150.16 (1.2%)
   - Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, equipment rentals, software licensing & support, seminars, and materials & supplies totaling $23,197.64 (1.1%)

2. The second August bills list totals $342,723.25 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.