



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

SEPTEMBER 28, 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 HIRING POLICE OFFICER

ITEM #4: CONSIDERATION OF APPROVAL OF ADOPTING RESOLUTION
ESTABLISHING 2027 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR
THE POLICE PENSION PLAN

ITEM #5: CONSIDERATION OF APPROVAL OF ADOPTING RESOLUTION
ESTABLISHING 2027 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR
THE NON-UNIFORM PENSION PLAN

ITEM #6: CONSIDERATION OF APPROVAL OF ADOPTING RESOLUTION
ESTABLISHING 2027 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR
THE PMRS PENSION PLAN

ITEM #7: CONSIDERATION OF APPROVAL OF APPOINTMENT BY RESOLUTION
TO APPOINT AUDITOR FOR THE 2026 FINANCIAL AUDIT

ITEM #8:	FLAGSHIP PENNSYLVANIA OPCO, LLC – CONDITIONAL USE – 547 W TRENTON AVENUE – TPM # 13-028-028-002
ITEM #9:	654 LINCOLN HIGHWAY, LLC – PRELIMINARY/FINAL LAND DEVELOPMENT – 654 LINCOLN HIGHWAY – TMP # 13-017-231
ITEM #10:	CONSIDERATION OF APPROVAL OF ADOPTING AN ORDINANCE TO VACATE HIGHLAND AVENUE UPON PETITION OF 654 LINCOLN HIGHWAY, LLC
ITEM #11:	CONSIDERATION OF APPROVING THE PROPOSAL OF GOLF CAR SPECIALTIES, DATED AUGUST 27, 2026, FOR A 2027 NEW ELECTRIC GOLF CAR IN THE AMOUNT OF \$11,336.00
ITEM #12:	CONSIDERATION OF APPROVAL OF SALT BIDS FOR 2026/2027
ITEM #13:	CONSIDERATION OF APPROVAL OF RESOLUTION FOR THE BUCKS COUNTY 2026 HAZARD MITIGATION PLAN
ITEM #14:	CONSIDERATION OF APPROVAL OF AGREEMENT FOR VENDING MACHINES AT THE MUNICIPAL BUILDING
ITEM # 15:	CONSIDERATION OF APPROVAL OF VEGETATION REMOVAL AND LIEN AGREEMENT FOR 439 AUSTIN DRIVE
ITEM #16:	CONSIDERATION OF APPROVAL OF RECOMMENDATIONS FROM THE NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE
ITEM #17:	CONSIDERATION OF APPROVAL OF AUTHORIZATION OF ADVERTISEMENT AMENDING THE CODE OF THE TOWNSHIP OF FALLS CHAPTER 203 – “VEHICLES AND TRAFFIC,” SECTION 9 – “STOP INTERSECTIONS,” SUBSECTION B – “TWO-WAY STOP INTERSECTIONS” AND PROVIDING FOR AN EFFECTIVE DATE BY ORDINANCE
ITEM #18:	CONSIDERATION OF APPROVAL OF AUTHORIZATION OF ADVERTISEMENT AMENDING THE CODE OF THE TOWNSHIP OF FALLS AT PART II [GENERAL LEGISLATION], CHAPTER 198 [TAXATION], BY CREATING ARTICLE VII [REAL ESTATE TAX] INCLUDING SECTIONS 62 [ALTERNATIVE COLLECTOR], 63 [INTEREST CHARGED], 64 [REASONABLE CHARGES, EXPENSES, AND FEES], AND 65 [ENABLING], TO CREATE A PENALTY, INTEREST, AND FEE SCHEDULE FOR DELINQUENT REAL ESTATE TAXES
ITEM #19:	CONSIDERATION OF APPROVAL OF ESCROW RELEASES

ITEM #20: 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 #21: MINUTES – AUGUST 24, 2026

ITEM #22: ENGINEERS REPORT

ITEM #23: BILL LIST

ITEM #24: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #25: MANAGER COMMENT

ITEM #26: BOARD COMMENT

ADJOURNMENT

September 28, 2026

There are two separate bills lists.

1. The primary September bills list totals \$3,764,701.06. Of that amount, \$1,727,119.72 or 45.9%, is Payroll and Benefits. The remaining 54.1%, totaling \$2,037,581.34, includes the following payments:
 - James D. Morrissey, Inc. for Release #2 for the Willow Drive road reconstruction project in the amount of \$1,070,652.60 (28.4%)
 - Barry Isett & Associates and United Inspection Agency for contracted plan reviews and inspection services in the amount of \$202,486 (5.4%)
 - Legal and Engineering services and invoicing/releases from project escrows totaling \$193,157.43 (5.1%) *Note: Does not include Jones Engineering Associates presented separately.*
 - Fred Beans Ford of Doylestown for the purchase of two 2026 Ford F350 trucks for Public Works totaling \$111,357 (3%)
 - Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$67,332.93 (1.8%)
 - Sunoco LP and Riggins, Inc. for the purchase of Unleaded and Diesel Fuel totaling \$55,479.46 (1.5%)
 - Stambaugh Ness Tech Solutions LLC for managed IT support/licensing in the amount of \$22,399.38 (0.6%)

2. The second September bills list totals \$332,653.50 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.