



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

OCTOBER 26, 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

PRESENTATION OF CHECKS TO VARIOUS
PENNSBURY ELEMENTARY SCHOOL PTO'S

ITEM #1: EXECUTIVE SESSION

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

ITEM #3: MM METALS – PRELIMINARY & FINAL LAND DEVELOPMENT – 53
INNOVATION DRIVE (A/K/A 53 MIDDLE DRIVE) – TMP #13-051-001 &
13-051-001-026

ITEM #4: MM METALS – PRELIMINARY & FINAL LAND DEVELOPMENT – 49
INNOVATION DRIVE (A/K/A 49 MIDDLE DRIVE) – TMP#13-051-001 & 13-
051-001-026

ITEM #5: CONSIDERATION OF APPROVAL OF ADOPTING 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/TO MPM-MATERIALS PROCESSING AND
MANUFACTURING DISTRICT

ITEM #6: NUULY – PRELIMINARY & FINAL LAND DEVELOPMENT – 700 PENN
VALLEY ROAD TMP #13-013-010

ITEM #7:	MCGILL FAIRLESS HILLS COMPOSTING FACILITY – AMENDED FINAL LAND DEVELOPMENT – 1000 TYBURN ROAD – TMP# 13-047-062
ITEM #8:	CONSIDERATION OF APPROVAL OF RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION FROM THE UNASSIGNED HOST COMMUNITY FEES FUND BALANCE FOR THE FISCAL YEAR 2026 BUDGET FOR THE 2026 ROAD IMPROVEMENT PROGRAM
ITEM #9:	CONSIDERATION OF APPROVAL OF ADOPTING AN ORDINANCE 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 #10:	CONSIDERATION OF APPROVAL OF LEVITTOWN TRAIL EXTENSION
ITEM #11:	CONSIDERATION OF APPROVAL OF PROPOSAL FROM TRU GREEN FOR FIELD MAINTENANCE SERVICES AT VARIOUS TOWNSHIP PARKS
ITEM #12:	CONSIDERATION OF APPROVAL OF ESCROW RELEASE
ITEM #13:	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 #14:	MINUTES – SEPTEMBER 28 AND OCTOBER 13, 2026
ITEM #15:	ENGINEERS REPORT
ITEM #16:	BILL LIST
ITEM #17:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #18:	CONSIDERATION OF REMOVAL OF TOFA BOARD MEMBER PURSUANT TO 53 PA.C.S. 5610(F)
ITEM #19:	MANAGER COMMENT
ITEM #20:	BOARD COMMENT
ADJOURNMENT	

October 26, 2026

There are two separate bills lists.

1. The primary October bills list totals \$3,312,441.86. Of that amount, \$1,565,981.17 or 47.3%, was Payroll and Benefits.

The remaining 52.7%, totaling \$1,746,460.69, includes the following payments:

- James D. Morrissey Co. for the third release of the 2026 Road Program for Willow Drive and a portion for the South Olds Boulevard project in the amount of \$696,396.91 (21%).
- Distribution of the State's funding supporting the Volunteer Fire Relief Associations of the three Fire Companies: Fairless Hills Fire Company, Falls Fire Company and Levittown Fire Company, who all service Falls Township, totaling \$277,281.85 (8.4%).
- Delaware Valley Workers' Compensation Trust (D VWCT) for the 4th quarterly payment for 2026 Workers' Compensation coverage and the 2027 Heart & Lung Act policy totaling \$162,690.00 (4.9%).
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$81,162.27 (2.5%).
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$79,079.00 (2.4%).
- Upfitting of equipment on the two 2026 Ford F250 Trucks for the Public Works Department from Levan Machine Co. for \$49,364.00 (1.5%).
- Stambaugh Ness Tech Solutions LLC for managed IT support, including an upgraded firewall, in the amount of \$34,635.93 (1.1%).

2. The second October bills list totals \$279,454.75 representing payments made to Jones Engineering Associates (JEA) for Township engineering services (\$149,587.25) and invoicing/releases from project escrows (\$129,867.50) for various completed work.