

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

<b>ROBERT HARVIE, JR., CHAIRMAN</b>	<b>PRESENT</b>
<b>JEFFRY DENCE, VICE-CHAIRMAN</b>	<b>ABSENT</b>
<b>JEFFREY ROCCO, SECRETARY</b>	<b>PRESENT</b>
<b>JONATHAN SNIPES, SUPERVISOR</b>	<b>PRESENT</b>
<b>BRIAN M. GALLOWAY, SUPERVISOR</b>	<b>PRESENT</b>

The meeting commenced at 7:00 p.m. with roll call and salute to the flag. All Board members were present with the exception of Member Dence. Chairman Harvie said Member Dence was not feeling well and is unable to attend tonight's meeting. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

**ITEM # 1 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON  
FORTY-FIVE MINUTE MAXIMUM**

Mr. Roland Kenney said at the last meeting he made some comments. He repeated what other people had said. Mr. Kenney said if he embarrassed anyone, he apologizes.

Mrs. Donna Reuther & Mr. Roland Reuther spoke about their wish to have speed bumps installed near the playground on Vermilion Drive. They spoke about their son, Wes, who died as a result of a motorcycle accident from driving too fast in the area of Vermilion Drive near Vicar Lane. Mrs. Reuther said many of their neighbors have been trying for years to get speed bumps installed in an effort to try to get people to slow down. Mrs. Reuther said Officer Richard Krotz has been trying to get people to slow down. She thanked Officer Krotz for his efforts. Mrs. Reuther said through organ donation, Wes saved the lives of four people. Mrs. Reuther strongly urges the board to move forward with this as soon as possible. Chairman Harvie apologized to Mr. and Mrs. Reuther for their loss. Mr. Reuther said they had the same problem in the Oaktree section, along Oaktree Drive. Stop signs didn't work very well so speed bumps were installed. That did help to reduce the speed at which people drove. Mr. Ruther asked the board to consider this and make the right decision to install the speed bumps. Chairman Harvie said they can ask the police department and the traffic engineer to look into this further. Mr. Reuther said vehicles speed through this area at all times of the day and night.

Mr. Edgar Lituma said at the last meeting he commented on how nice the soccer fields looked. Mr. Lituma said on field number five, he noticed that there are some areas in the sod that are not in good shape and asked if they could be fixed. Mr. Sullivan said they

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should be out there sometime in September to fill in the holes and also address the area outside the playing field.

Mr. Guido Mariani asked why the township spends millions of dollars to provide facilities to accommodate an insignificant number of our residents. He said we are approaching \$1.5M on the boat ramp and the senior center which accommodates less than 1% of our residents now exceeds \$1.3M. He would rather have seen a community center built so that everyone could enjoy it. He doesn't know why we are spending well over \$100,000 to put in a fishing pier that will be used by an insignificant number of people. He thinks a better use of money would be to invest in a vacuum leaf truck that would benefit all of the residents. Mr. Mariani said the cost of vacuum service is well within our budget and we could probably provide this service without adding a dime to the budget we already have.

Mr. Tim Urbanski said at the last meeting, a proposed ordinance change was announced which would redefine Ordinance # 2010-08 which is the amendment to Chapter 138 about parking vehicles on properties. It further appeared from the video that the purpose was to allow the code enforcement officials to cite inoperable or unlicensed vehicles on properties. He believes that Ms. Gallagher expressed very clearly that it would affect all vehicles, including campers and trailers. There were additional comments about junk vehicles being eyesores, but everything kept going on about unlicensed and unregistered vehicles. Mr. Urbanski said he hasn't been able to get a copy of the proposed ordinance from that meeting. It is not clear if the Board of Supervisors is considering an ordinance that affects motor vehicles only, or everything including trailers and campers. Mr. Urbanski said we already have a code which says you cannot park an unlicensed or unregistered vehicle and that goes from 20 feet of the property. Falls Township adopted the International Property Maintenance Code and Section 2.8 is very clear. Mr. Urbanski suggested that before acting on more restrictions, to please remove the term 'premises' and just take that one word out. Mr. Urbanski said he respectfully requests that the Board of Supervisors consider this action before a broader action is taken that will affect many residents. Chairman Harvie said this issue has generated a lot of debate among the board as well. He said Mr. Urbanski's comments are helpful.

Ms. Catherine Ross said she is also here to address the same pending ordinance. She said there are a lot of people in Falls Township who have extra vehicles. They also have recreational vehicles, boats, and trailers that they keep at their homes. The majority of these vehicles cause no problems for their neighbors or neighborhoods. People are disturbed because they say these are their yards and why can't they put what they want in their yards. Ms. Ross said her concern is that these people could wake up one day and find themselves in violation of this ordinance. It is no particular comfort to be told in advance that the ordinance will be selectively enforced. It is not a well-written ordinance and she thinks you can do better. Ms. Ross wants the township to take its time and be better informed. She asks you to do only the minimum that needs to be done. Ms. Ross said in December 2010, there were two board meetings dedicated to the predecessor of this ordinance. She asked the board to please let us know what you plan to do and why. Ms. Ross said during the summer months and the beginning of September is not the time to bring this up.

Mr. Andy Dell also spoke about the ordinance change. He said he received a few phone calls asking him about the definition of what you are looking to remove in the ordinance. He also wanted to know when this change would take place. Chairman Harvie said they don't have a timeline on this. Board members are discussing this issue. They want to do something to alleviate the problem of a serious issue. Mr. Dell said most of the people he speaks to are residents from Trenton Road and South Olds Boulevard who pull their vehicles off the roads so their vehicles do not get hit while parked along the street. Mr. Dell asked why the website was not updated to include the video and minutes from the township meetings from March of this year until now. Manager Gray said there are several issues. Matt Markey is aware of the situation and is looking at getting those meetings restored. Chairman Harvie said there was an issue with a piece of equipment and also an issue with Verizon.

Mr. Alex Episcopo said a couple of weeks ago he was notified to meet engineers at his place of business which is located on New Falls Road. There was talk of putting a sidewalk on New Falls Road which would include the area in front of his business. He inquired about why the sidewalk would be installed on the side of the road of his business and not the other side of New Falls Road. He said this is jeopardizing the properties of business owners. He said he has vehicles parked very close to where the sidewalk would be located. He would appreciate the township looking into this matter further. Chairman Harvie said with the construction that is going on with the daycare center, they will be installing their own sidewalks. That was one of the considerations they took into account. Because there is curbing on Mr. Episcopo's side of New Falls Road, it makes the sidewalk a little safer than having the sidewalks on the other side of New Falls Road where there is no curbing. Chairman Harvie said they are trying to provide a safe walking area along that road, but at this time, they aren't even sure they are going to do this. Once they have an idea of what it might be, they want to include all of the business owners as much as they can.

**ITEM # 2    CERTIFICATE OF APPROPRIATENESS – 65 OLD LOCUST LANE,  
TMP # 13-032-063 – EXTERIOR PAINTING OF RESIDENCE IN  
APPROVED COLORS**

Member Snipes moved to approve the Certificate of Appropriateness for 65 Old Locust Lane, TMP # 13-032-063 for exterior painting of the residents; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 3    CERTIFICATE OF APPROPRIATENESS – 33 LOWER  
MORRISVILLE ROAD, TMP # 13-020-302 – DETACHED GARAGE  
WITH FOOTERS**

Member Snipes moved to approve the Certificate of Appropriateness for 33 Lower Morrisville Road, TMP # 13-020-302 for a detached garage with footers; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 4 CERTIFICATE OF APPROPRIATENESS – 16 MAIN STREET, TMP # 13-020-287 – THREE SEASON ROOM WITH ELECTRIC OVER CURRENTLY EXISTING CONCRETE FOUNDATION**

Member Galloway moved to approve the Certificate of Appropriateness for 16 Main Street, TMP # 13-020-287 for a three season room with electric over currently existing concrete foundation; Member Snipes seconded the motion; all board members were in favor. (4-0)

**ITEM # 5 GELEST – FINAL LAND DEVELOPMENT – 11 STEEL ROAD EAST, TMP # 13-47-152**

Mr. John Coopman represents the applicant, Gelest Realty, Inc. Mr. Coopman said he is joined by representatives from Gelest including Mr. Barry Arkles, President, as well as Mr. Bill Reardon, Project Engineer from Boulder. Mr. Coopman said Gelest is located in phase 1 of the U.S. Industrial Park, located at 11 Steel Road East. They are a specialty chemical manufacturer and they currently employ about one hundred people. Mr. Coopman said they are here seeking land development approval for expansion of the existing Gelest facilities located on Steel Road. This expansion will take place over several years. Phase I is a new Research and Development building. They are asking for both preliminary and final approval for land development for this building. Phases II and III will be a drum storage and manufacturing facility. They are seeking preliminary approval for those two phases. Mr. Arkles said Gelest makes silicon organo-metallic products that serve the medical, pharmaceutical, and micro-electronic industries. Phase I is roughly a 20,000 sq. ft. building. They will transfer about ten to fifteen employees over to the new facility. The tank requirements are relatively small - generally 10,000-gallon tanks. They hold flammable solvents that are used to make their products. That is part of phase II. Mr. Reardon said they are requesting nine waivers which deal with a traffic impact study; size of driveway radius; parking area to be constructed with curbing; size of the parking stalls to reduce 10 x 20 down to 9 x 19; five-foot setback for the property line and top and bottom slopes; improvements located within an easement; features within two hundred feet of the property; and storm water management – peak rate release and length of concrete pipe. Mr. Sullivan said he did not have any issues with this project. Member Snipes asked about the parking. Mr. Reardon said they are putting in some additional parking spaces, but overall, it does reduce the footprint of the parking area. Chairman Harvie asked Mr. Sullivan if he has any problem with granting both preliminary and final approval. Mr. Sullivan said no. Member Galloway moved to approve Resolution # 13-20 for preliminary and final approval for Gelest, 11 Steel Road East, TMP # 13-47-152; Member Snipes seconded the motion; all board members were in favor. (4-0) Chairman Harvie asked about the fire marshal review letter. Mr. Coopman said he thinks that applies to the entire project. He will review the building plans and all of the other details once they submit their building permit plans. Chairman Harvie said we are granting preliminary land development for a project that could take place many years from now. Chairman Harvie asked if there is an amount of change that could happen on this that would trigger them to come back for preliminary. Mr. Clarke said when they come in with their final plans, provided that they are consistent with the preliminary plans that were submitted, they would not have to go through preliminary again.

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If they made changes or expanded the scope, then they would need to come back again for preliminary. Member Galloway moved to approve Resolution # 13-21 granting preliminary land development for Phases II and III for Gelest, 11 Steel Road East, TMP # 13-47-152; Member Rocco seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 WASTE GAS – MINOR SUBDIVISION – 450 NEW BOLD ROAD, TMP # 13-028-088-002**

Manager Gray said this is a minor subdivision for Waste Gas, TMP # 13-028-088-002, located at 450 New Bold Road. The applicant proposes to sub-divide a 2.42-acre portion of the property. The applicant is represented by Mr. Thomas Hecker. Mr. Hecker said he is here this evening with Mr. Kyle Clomin, President of Waste Gas Fabricating, and Mr. Phil Kashner, Engineering Consultant from Showalter. Mr. Hecker said Waste Gas is a metal fabricating business that employs about eighty people. They appeared before the board in June of 2012 in connection with a small expansion for a waiver of land development request, which was approved. At that time, he explained that they were in tight quarters in their current facility. For about the last ten years or so, Mr. Clomin has been aware of the need to make this building bigger than the most recent expansion. He reached out to Conrail a number of years ago with regard to Conrail's 142-acre parcel, which is behind this property, for the purpose of squaring off his property. Mr. Clomin has been able to enter into an agreement with Conrail to obtain a 2.42-acre parcel from the existing 142 acres. They would rezone the existing property, plus the 2.42-acres, to Planned Industrial Park (PIP). Mr. Hecker said he fully expects at some point, that you will see another land development plan that would add to the existing building in order to streamline the business. Member Snipes asked if the new lot they would be looking at is 6.88 acres. Mr. Hecker said yes. Member Rocco asked if they are asking for the new parcel to be zoned as the current parcel. Mr. Hecker said yes, they will file that application within sixty days of this evening. There are two waiver requests that deal with the balance of the Conrail property. They don't want to get into the balance of the Conrail property and that is the nature of those two waivers. Mr. Hecker pointed out on the chart where the existing property line is located and also where the proposed property line would be located. Mr. Sullivan and Mr. Clarke said they have no issues with this plan. Member Galloway moved to approve Resolution # 13-19 for minor subdivision for Waste Gas, 450 New Bold Road, TMP # 13-028-088-002; Member Snipes seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 RST BUCKS GROUP – FINAL LAND DEVELOPMENT – 80 MY LANE, TMP # 13-78-75-002**

Mr. Coopman, representing the applicant, said this is the former Terese Catering facility. The owner is Mr. Mike Patel. Mr. John Richardson, from Dumack Engineering, is also present. Mr. Coopman said Mr. Patel is requesting to expand two existing concrete decks and to put a canopy on top of them. Mr. Richardson said the total of the two existing pads is 1,200 sq. ft. and between them they would add a total of 1,885 sq. ft. for a total around 3,000 sq. ft. Mr. Sullivan said there is no issue with storm water at this time. Member Galloway moved to approve Resolution # 13-22 for final land development of RST Bucks

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Group, 80 MY Lane, TMP # 13-78-75-002; Member Snipes seconded the motion; all board members were in favor. (4-0)

### ITEM # 8 DISCUSSION ON BILES ISLAND

Chairman Harvie introduced this item. Biles Island is a large island that will be coming to Falls Township, from Waste Management, at some point in the future - possibly at this time next year. Chairman Harvie said we have received some grant money from the state to do some work on Biles Island. The engineers have put together a site master plan to do a study of this island to see what kind of work can be done. Ms. Carol Beske and Mr. Eric Rosina from ACT Engineers are here this evening. Mr. Rosina said the cost directly related to phase one, includes development of preliminary site plans for the entire island. About forty percent of that is directly attributable to phase one of the project. A lot of that has to do with access and traffic to get onto the island. The project is eligible for county funding through the municipal open space grant. Member Snipes asked when phase 1 could be open for public use. Mr. Rosina said the proposal in front of the board this evening is for preliminary plans. If the county funds were available this time next summer, this project could be under construction in the fall of 2014. Member Snipes said one of the most complicated issues is access to the island. He asked Mr. Rosina to comment on that issue. Mr. Rosina said with the preliminary designs they have looked at, there is an access drive adjacent to the Tyburn Road overpass. They will initially use that as the primary access point. The traffic study they plan to do will determine the feasibility of that. The alternate approach is to go further down on Pennsylvania Avenue and do a jug-handle into the haul road, coming across where Waste Management does a lot of their truck traffic. They are trying to avoid that. Member Snipes asked if we have to own that portion of the island for the county grant. Mr. Rosina said yes. Member Snipes asked when that could come to us. Chairman Harvie said Waste Management still needs to do some mitigation work to balance out whatever they are disturbing. Waste Management is taking 1.6 acres around the lake to create some wetlands. They hope to start that work in the spring. If permitting goes the way Waste Management wants it to go, they will be ready to give that small piece of the island to us at this time next year. Member Rocco asked about the grant and the match. Mr. Rosina said the grant is \$92,000 and it is a 50% match. Mr. Rosina further spoke about traffic access. Member Rocco said he noticed that there wasn't an estimated figure for that. Mr. Rosina said they don't know at this point in time as it depends on the improvements, the site distances, and the traffic counts on the jug-handle coming off Tyburn Road. Mr. Rosina said you will have preliminary site plans for the entire island. Chairman Harvie spoke about the economic impact and what you would project the costs would be for the township to maintain this site, as well as project out the amount of money that could be brought into this site by what they could do. Mr. Rosina said there are numerous benefits to the community. Chairman Harvie said bird watching is a big interest and said this project would have an impact in the community. The overall figure they are looking at is \$315,000. The township has almost \$1M in open space money that can be used on improving and maintaining open space and passive recreation like this. Member Rocco moved to open public comment; Member Snipes seconded the motion; all board members were in favor. (4-0) Mr. Andy Dell said he has been against Biles Island from the beginning. He said we keep opening up

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a lot of projects for the few, not the many. He said we have the boat ramp. He likes the township park, but to open up another park will cost a fair bit of money. He doesn't see why we are going down this road. He asked if we can just wait ten or fifteen years before making any decisions. Mr. Dell said we have a township building to construct and we don't yet know what that will cost. He is not against doing something in the future, but to try to open another park at this point in time is a colossal amount of money. Mr. Guido Mariani said ACT Engineering was hired at the cost of \$82,350 to develop a master plan for Biles Island. The board voted to spend up to \$420,000 on engineering costs and other expenses to complete the DCNR grant. Chairman Harvie said we applied for up to \$400,000, but we didn't get that. We only got \$92,000. We did not spend \$92,000. Mr. Mariani said there was \$220,000 to do the design and permitting for Biles Island north. If you confirm that we will get a \$940,000 grant to allow for open space and that couldn't be used for anything else and in addition to that you would have to provide matching funds of 25%, which is \$235,000. Mr. Mariani said Biles Island is a recreational environmental program. It was designed to include four phases. Mr. Mariani said he is speaking as a concerned taxpayer. The whole project includes bird watching, fishing piers, boat ramps, a marina, and more. It will get us into millions of dollars of expenditures. Mr. Mariani asked if this is such a great investment, how many in the private sector have said they want to be involved in this? He hasn't seen anyone or heard of any physical means of support. He asked how the township plans to maintain this without exhausting township resources. Mr. Mariani said there is an endpoint to this money we are getting from Waste Management. We are already committed to an approximate \$15M cost to replace this building and he doesn't think you should be spending more money on recreation. Mr. Mariani said when you exercise your vote, use your independent judgment. Mr. Mariani said he doesn't want the township to get involved in Biles Island. Member Snipes moved to close public comment; Member Galloway seconded the motion; all board members were in favor. (4-0) Member Rocco said we have \$945,000 for open space and asked about that expiring. Manager Gray said it would expire at the end of next year. Member Rocco asked about applying the money toward the match. Chairman Harvie said one issue is that Mr. Rosina will talk to the county in terms of accessing the county funds. Mr. Rosina said he has been in communication with the county. We can apply and the funding would not come to the township until ownership was in place. Chairman Harvie said we are authorizing the expenditure to do these thirteen tasks. If we can't access the money until next year, there is work that can be done that would be covered by some of the grant and some of the money that we allocated as well. Chairman Harvie said we are looking for authorization to spend at some point over the next year or so to do these thirteen tasks in the amount of \$315,000. Chairman Harvie said whether we do work on Biles Island in the next ten or twenty years, this work still needs to be done. If five years from now we decide to move forward with Biles Island, this work has already been done. Chairman Harvie said they will study how much money would be going in and how much money would be granted. It is very clear that there are a lot of opportunities here. If you take a look at the many things we have done we are hitting the 'many' people out there. Chairman Harvie said we negotiated back in 2005 to get Biles Island. This project commits us to only do the work that is in front of us. This is not a short timeline and this is work that can be done at our pace. Member Snipes asked if all the costs of funding would come from the DCNR grant or the county money. Chairman Harvie said we have to match 25% from

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the county money. Member Galloway said he sees this as due diligence and for the future supervisors. Member Snipes moved to authorize the master site development plan in the amount NTE \$315,000 to ACT Engineers per their proposal dated July 8, 2013; Member Galloway seconded the motion; all board members were in favor. (4-0)

There was a break in the meeting at 8:44 p.m. and the meeting reconvened at 9:00 p.m.

**ITEM # 9 DISCUSSION ON THE GUN BUY BACK PROGRAM**

Lt. Hank Ward spoke about the proposed gun buy back program and how it would work. They have a plan in place and know what they want to do. They know what manpower will be needed. They will not pigeonhole themselves into a set amount per gun which should help to keep their costs down. They are looking to hold this program on a Saturday in October. All board members thanked Lt. Ward for his efforts and said it sounds like this will be a successful program. Chairman Harvie said they are looking at categories of revolvers/rifles/shotguns, semi-automatic handguns, assault rifles, and inoperable weapons. They will impose a restriction of no more than three weapons per person. The amount of this program will be in the amount NTE \$25,000. Lt. Ward said Bensalem used drug forfeiture funds. Since we are not involved in that program we don't have the drug forfeiture funding. When you assign an officer to a DEA Task Force, that means the officer is out of your control. Lt. Ward said you basically lose that officer for two years. Member Snipes moved to open public comment; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Andy Dell said this is a waste of time and resources. You guys will get junk and you will waste time doing this. More people are killed with a hammer than an assault rifle. He doesn't understand why you are wasting police time and said this will not solve a thing. He said a violent person will find something else to use to commit a crime if they don't use a gun. Mr. Dell said he would rather see the money spent on the D.A.R.E. program to educate children about gun safety. Mr. Guido Mariani mentioned a John Hopkins study and said it is a fact that the gun buy back program is very flawed. You are twenty times more likely to have an accidental death by falling off of something. This program gives an advantage to criminals. Mr. Mariani said if you are truly interested in a program to prevent accidental deaths and reduce crime, you should take part of this \$25,000 and offer professionally-instructed classes on firearm safety or give a coupon to residents to be used toward a gun safe or gun lock. Member Galloway moved to close public comment; Member Snipes seconded the motion; all board members were in favor. (4-0) Member Snipes moved to direct the Falls Township Police Department to move forward with the gun buy back program in the amount NTE \$25,000; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 10 CONSIDER PURCHASE OF POLICE EQUIPMENT FROM CASINO GRANT**

Lt. Ward has secured a casino grant to purchase items for the S.W.A.T. team in the amount of \$55,129. The proposed purchase is for new uniforms and safety equipment for the combined S.W.A.T. team for Falls Township and Bristol Township. Member Snipes moved



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to authorize the equipment purchase in the amount NTE \$55,129; Member Rocco seconded the motion; all board members were in favor. (4-0)

**ITEM # 11 CONSIDER RESOLUTION FOR HIRING OF POLICE OFFICER NICHOLAS PHILLIPPE**

Member Snipes moved to approve Resolution # 13-23 for the hiring of Police Officer Nicholas Phillippe; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 12 CONSIDER ADOPTING ORDINANCE AMENDMENT TO THE WRECKERS ORDINANCE – CHAPTER 206 – SECTION 5B (4)**

Mr. Clarke said we are attempting to fix a loophole in our Wreckers ordinance – Chapter 206, Section 5B (4). We encountered a problem last year where certain companies who were on the tower list would be incorporated under a couple of different names. They would be using the same drivers, the same equipment, and the same yard. This change deals with the fact that towers cannot share the same yard. Member Snipes moved to approve Ordinance # 13-05, amendment to the Wreckers Ordinance, Chapter 206, Section 5B(4); Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 13 CONSIDER AUTHORIZING NOTICE OF INTENT TO AWARD BID FOR A FISHING PIER AT THE FALLS TOWNSHIP COMMUNITY PARK LAKE**

Manager Gray said the township received a letter dated August 16, 2013 from Mr. Sullivan of T&M in regard to the community park fishing pier. The township reviewed bids which were publicly opened on August 16, 2013. There was one bid received. It was from Loftus Construction, Inc. The base bid is in the amount of \$216,000 with alternate of \$61,000. Loftus Construction is the lowest responsible bidder on the base bid and alternate. This bid came in much higher than what was budgeted. Mr. Sullivan said some of the items in the bid were much higher than what he thought they should be. Mr. Sullivan said he recommends rejecting this bid and then going out to re-bid. Member Snipes moved to reject the bid for the Falls Township Community Park fishing pier; Member Galloway seconded the motion; all board members were in favor. (4-0) Member Snipes moved to authorize the re-bidding for the Falls Township Community Park fishing pier; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 14 CONSIDER AUTHORIZING NOTICE OF INTENT TO AWARD BID FOR THE THREE ARCHES HISTORIC BUILDING RENOVATIONS**

Manager Gray said the township received a letter dated August 16, 2013 from Mr. Sullivan of T&M in regard to the Three Arches Historic building renovations. The township reviewed bids which were publicly opened on August 16, 2013. Two bids were received as follows: RC Lengnini Company, Inc. in the amount of \$112,618 (base bid), \$3,540

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(alternate #1), \$56,465 (alternate #2), \$977 (alternate #3) and \$1,007 (alternate #4) and Premier Builders, Inc. in the amount of \$129,520 (base bid), \$4,840 (alternate #1), \$19,100 (alternate #2), \$2,085 (alternate #3), and \$1,925 (alternate #4). Based on the bid evaluation, R.C. Lengnini Company, Inc. is the lowest responsible bidder. Due to the project budget, Mr. Sullivan recommends that the Board of Supervisors reject all of the bids. Mr. Sullivan said they had a pre-bid meeting. Some of the scope was amended and that may have caused the price to be higher than expected or there may have been some confusion with the bidders. Mr. Sullivan said they might be able to change the scope to the point where they get below the threshold for public bids and get something done prior to the event that is coming up in October. They might be able to get the roof done as well as the basement door. Member Snipes moved to reject the bids as received for the Three Arches Historic Building renovations; Member Rocco seconded the motion; all board members were in favor. (4-0) Member Snipes moved to change the scope of the Three Arches Historic building renovations and to try to find three quotes under the threshold of \$18,300 threshold; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 15 CONSIDER ADOPTING ORDINANCE AMENDMENT REVISING  
CHAPTER 168 PARKS – PARKS SECTION 17 – COMMUNITY PARK  
REGULATIONS**

Ms. Gallagher said there are three changes for this ordinance. The first change adds kayaks and paddleboards to the list of what watercraft can be used at the township park. The second change permits the use of windsurfing equipment, and the third change prohibits vending absent prior approval from the Board of Supervisors. Chairman Harvie asked if there is proper signage letting people know that they have to wear personal flotation devices while on these watercraft. Ms. Gallagher said there are signs posted that there is no lifeguard on duty and the use of watercraft devices are at the risk of the operator. Member Galloway moved to adopt Ordinance # 13-6, amendment revising Chapter 168 Parks, Parks Section 17, Community Park Regulations; Member Snipes seconded the motion; all board members were in favor. (4-0)

**ITEM # 16 CONSIDER AUTHORIZING ADVERTISEMENT FOR ZONING  
CHANGE FOR 131 OLD OXFORD VALLEY ROAD, TMP # 13-003-005  
– COLEMAN RESIDENCE**

Ms. Gallagher said in March of this year the township received an application to change a property located at 131 Old Oxford Valley Road from Neighborhood Commercial Residential (NCR) to Planned Industrial Park (PIP). Ms. Gallagher said the property is surrounded by other parcels that are zoned as PIP. The applicant appeared before the Zoning Hearing Board for permission to use the property for commercial use. The property owner was granted the use variance with certain conditions. If this change goes through, it would eliminate those conditions imposed by the Zoning Hearing Board and the property owner would be able to use his property as PIP. Member Snipes moved to authorized advertisement of zoning change for 131 Old Oxford Valley Road, TMP # 13-003-005,

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Coleman residence; Member Galloway seconded the motion; all board members were in favor. (4-0)

### **ITEM # 17 MINUTES – JUNE 18, 2013 AND JULY 16, 2013**

Member Galloway moved to approve the minutes from June 18, 2013; Member Snipes seconded the motion; all board members were in favor. (4-0) The minutes for July 16, 2013 will be reviewed at the next meeting.

### **ITEM # 18 ENGINEERS REPORT**

Mr. Sullivan gave highlights from the July 2013 Engineer's Report. He provided the board with an update on the 2012 Road Program. All of the work in the program and the wearing course should be installed by the end of September. Mr. Sullivan said the senior center addition is complete. All punch list items have been addressed. PECO needs to transfer electrical service from the old transformer to the new transformer. They were given the use of occupancy on July 31, 2013. Mr. Sullivan said The Learning Experience project is progressing. Construction will take about six months. In regard to Quaker Penn Park, Mr. Sullivan said they may end the fall events a little early so they can complete the work in early October. Chairman Harvie spoke about putting in a handrail at the senior center. Mr. Sullivan said he is sure that is something they can do. Member Snipes moved to approve the July Engineers report dated August 16, 2013; Member Galloway seconded the motion; all board members were in favor. (4-0)

### **ITEM # 19 BILL LIST**

Member Rocco asked if we owe George Allen Portables (porta-potties) the same amount of \$2,070 each month. Manager Gray will check and let Member Rocco know after the meeting. Member Snipes moved to approve the bill list in the amount of \$3,427,201.45; Member Galloway seconded the motion; all board members were in favor. (4-0)

### **ITEM # 20 EXECUTIVE SESSION**

The board will hold an Executive Session after the completion of this meeting and give a report at the beginning of the next meeting.

### **ITEM # 21 MANAGER COMMENT**

1. Ms. Gallagher said at the last meeting the board considered a resolution for the liquor license transfer to the Fairless Hills Fire Company. There was an error with the fire company name listed on the resolution. It should have been listed as Fairless Hills Volunteer Fire Company, which is their legal name. Member Galloway moved to approve Resolution # 13-24 to correct the fire company name to the Fairless Hills Volunteer Fire Company; Member Snipes seconded the motion; all board members were in favor. (4-0)

**ITEM # 22 BOARD COMMENT**

Member Snipes thanked Chairman Harvie for moving them through a long meeting. He said they accomplished a lot this evening.

Member Rocco thanked Lt. Ward and the police officer in the back of the room for being present at tonight's meeting. Member Rocco said he had an opportunity to go out on the paddleboards with his son and said it was a fun time. He thinks there are only a couple of weekends left to enjoy the watercraft rentals.

Member Galloway – no comment.

Chairman Harvie thanked the police department for all of their work with the gun buy back program. He also thanked the professionals. Chairman Harvie said he thought it might be a good idea to come up with a name for the lake at the Falls Township Community Park. It is something board members can think about over the next few months. Chairman Harvie said school is starting and asks that people be on the lookout for children and school buses.

Member Snipes moved to adjourn the meeting at 9:55 p.m.; Member Galloway seconded the motion; all board members were in favor. (4-0)

  
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Jeffrey Rocco, Secretary