

**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>PRESENT</b>
<b>JEFFREY ROCCO, SECRETARY-TREASURER</b>	<b>PRESENT</b>
<b>BRIAN GALLOWAY, SUPERVISOR</b>	<b>ABSENT</b>
<b>JEFF BORASKI, SUPERVISOR</b>	<b>PRESENT</b>

The meeting commenced at 7:09 p.m. with roll call and pledge to the flag. All board members were present with the exception of Member Galloway who had a family emergency this evening. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

**PROCLAMATION TO BE PRESENTED FOR THE 60<sup>TH</sup> ANNIVERSARY FOR THE PENNSBURY SCHOLARSHIP FOUNDATION**

Chairman Harvie said we will begin this meeting to honor the Pennsbury Scholarship Foundation. The foundation is celebrating its 60<sup>th</sup> Anniversary, making it the oldest privately-funded foundation serving a public school in the United States. It has awarded over \$2.5M during that time. Mr. Jeff Smith, President, said this past June they handed out over \$140K to 83 students. He appreciates the recognition by the township. Mr. Smith said they will celebrate their 60<sup>th</sup> Anniversary on November 12<sup>th</sup> at the Sheraton. This event is open to the public and the cost is \$60 per person. They will have a guest speaker and look forward to a great event. Member Dence moved to approve the proclamation for the 60<sup>th</sup> Anniversary of the Pennsbury Scholarship Foundation; Member Rocco seconded the motion; all board members were in favor. (4-0)

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

No one signed in for public comment.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 127 YARDLEY AVENUE  
TMP # 13-020-266 – REPAIR ROOF ON DETACHED GARAGE IN  
THE REAR YARD**

Member Boraski moved to approve the Certificate of Appropriateness for 127 Yardley Avenue to repair the roof on a detached garage in the rear yard; Member Dence seconded the motion; all board members were in favor. (4-0)



**ITEM # 3 ST. JOSEPHS COURT – CONDITIONAL USE – 9172 NEW FALLS ROAD, TMP # 13-024-001 AND TMP # 13-020-306**

Chairman Harvie explained the purpose of a condition use hearing. Member Dence moved to open the conditional use hearing for St. Josephs Court; Member Boraski seconded the motion; all board members were in favor. (4-0) Mr. Clarke said this is a conditional use hearing. The applicant is McGrath Homes New Falls Road LLC for a project known as McGrath Homes. This is located at 9172 New Falls Road in Fallsington, PA 19054, tax map parcel 13-024-001 and tax map parcel 13-020-306, located in the Township of Falls, Bucks County, Pennsylvania. This conditional use is to permit the elderly housing use in the institutional district and construct an age-qualified development. The applicant is represented by Mr. Thomas Hecker. Mr. Clarke asked Mr. Hecker to present the application, present and mark any exhibits, give an overview of the project and details you would like the board to consider. Then bring your witnesses forward, have them sworn in, and ask them if the summary you presented is an accurate summary if they were called to testify. At that time, the witness would be available to answer questions by the board. Mr. Hecker said he understood the procedure. Mr. Hecker said this application deals with the use of this property. It is not the first time this board has seen this plan. They started this process a couple of years ago. Mr. Hecker gave an overview of the project to date. There are a total of 18.17 acres planned for development. The plan has 62 townhouses, 14 flats (1-story units) and two 2-story rental apartment buildings, containing 24 units each. All of these are age restricted (55+) and all occupants will be a part of the homeowner association group. This plan has two primary entrances and one emergency entrance. There are 132 parking spaces on site with ample parking and some overflow. The 62 townhouse units have a garage for a single vehicle as well as space in the driveway for two vehicles to park side by side. There will be sidewalks on one side of the street and also along New Falls Road. The plan incorporates some significant storm water management and they will continue to work with the township engineer on that item. They will incorporate a clubhouse facility. Mr. Hecker said they feel this is a good development and a good fit for the community. They submitted a preliminary traffic analysis and it is consistent that an age-restricted community produces a lot less traffic than a single-home community. Mr. Hecker said this development has sufficient lighting as would be found in a residential community. The witnesses were sworn in. They were Mr. Mark Havers (Project Engineer from Pickering, Corts & Summerson); Mr. John McGrath, and Mr. Pat Flanagan. All three witnesses agreed with the testimony presented by Mr. Hecker. Member Boraski is happy to see the project continue, but he believes the traffic will be an issue. Mr. Hecker said one recommendation with the traffic consultant is that they be involved with PennDot. They do not yet know what PennDot will require and the developer will be happy to continue to work with the traffic engineer. Member Dence said there was concern over the entrances to the property. Mr. Hecker said there are three entrances; two of which will be every day access for the people who live there. The third entrance is for emergency use only. Member Boraski stated that the back entrance to Thornridge is being closed down. Member Boraski said most of his questions are in regard to land development and he will address those questions at the next meeting. Member Boraski asked about the flats. Mr. Hecker said these are one-floor units with a top unit and a bottom unit. Chairman Harvie said there



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have been concerns with the creek that runs being this property and a lot of impervious surface and you have a huge chunk of field that is being used. Will it be a reduction in impervious or an increase? Mr. Havers said it is a slight increase, but they are working with the township engineer to try to use the existing conditions. There is currently no storm water management on that property. Mr. Clarke said the potential residents will be told that all of the streets and facilities inside will not be dedicated to the township. Mr. Hecker agreed and said there will be a note on the plan, but they are required to provide each purchaser with a copy of the agreement and a public offering statement clearly stating that matter. Trash pickup is also private. Mr. Sullivan wanted Mr. Hecker to be aware that he has six months to obtain building permits for this project. Mr. Hecker said he is aware of that requirement. Mrs. Marybeth Haberstick asked how many trees will be taken down between Martins Creek and the field. Mr. Havers said some trees would need to be removed, but the majority would stay. Mrs. Haberstick asked if there would be a buffer. Mr. Havers said yes. Mrs. Haberstick asked them to spell Josephs correctly. Member Rocco moved to close the conditional use hearing; Member Boraski seconded the motion; all board members were in favor. (4-0) Member Dence moved to approve the conditional use for St. Josephs Court, 9172 New Falls Road, TMP # 13-024-001 and TMP # 13-020-306; Member Boraski seconded the motion; all board members were in favor. (4-0)

### **ITEM # 4 CONSIDER ADOPTING THE 2016 BUCKS COUNTY HAZARD MITIGATION PLAN**

Manager Gray spoke of the requirements for the hazard mitigation plan. This is updated about every five years. Member Dence moved to approve Resolution # 16-35, adopting the 2016 Bucks County Hazard Mitigation Plan; Member Rocco seconded the motion; all board members were in favor. (4-0)

### **ITEM # 5 MINUTES – SEPTEMBER 19, 2016**

Member Boraski moved to approve the minutes from September 19, 2016; Member Dence seconded the motion; all board members were in favor. (4-0)

### **ITEM # 6 EXECUTIVE SESSION**

Mr. Clarke said prior to tonight's meeting, the board held an Executive Session to discuss a matter of potential litigation and a personnel matter.

### **ITEM # 7 MANAGER COMMENT**

- A. Member Rocco moved to approve the 90-day extension for the waiver of land development application for Pennsbury Manor; Member Boraski seconded the motion; all board members were in favor. (4-0)
- B. Member Rocco moved to approve escrow release # 1 for Morrisville Commons in the amount of \$208,498.08; Member Dence seconded the motion; all board members were in favor. (4-0)

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C. Manager Gray announced the shedder event to be held on Saturday, October 29<sup>th</sup> from 8 a.m. – 1 p.m.

**ITEM # 8 BOARD COMMENT**

Member Rocco – no comment.

Member Dence – no comment.

Member Boraski wanted to remind everyone that this Saturday, October 8<sup>th</sup> is Fallsington Day. It will be held from 10 a.m. to 4:30 p.m. The Fallsington Elementary School will participate with food, crafts, games, and a video truck; sure to be a great day. Member Boraski said he had a conversation with the chairman of the Planning Commission and this commission is short several members. If anyone is interested in serving on this commission, please send a letter of interest to Manager Gray. Member Boraski sends congratulations to his brother who was just promoted to Chief Petty Officer.

Chairman Harvie moved to appoint Mrs. Patricia Gunn to a 3-year position on the Environmental Advisory Council; Member Rocco seconded the motion; all board members were in favor. (4-0) Chairman Harvie said board members should have received a memo from Mr. Tom Bennett in regard to the community rating system. The township worked very hard to get those maps changed. A lot of the homes that were previously in the flood plain have been taken out, but some homes still remain in the flood plain. The memo rates the community rating system through FEMA and we can get credits for residents of Falls Township which may help lower the amount of flood insurance the residents have to pay. We are looking at a 15-20% discount for residents and the maximum is 45%. Chairman Harvie said tonight is the Rosh Hashanah holiday. He apologizes for any unintended consequences for having a meeting tonight. He wishes Jewish residents a Happy New Year and a blessed Yom Kippur.

Member Dence moved to adjourn the meeting; Member Rocco seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:05 p.m.



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Jeffrey Rocco, Secretary