

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
JEFF BORASKI, VICE-CHAIRMAN	PRESENT
JEFFREY ROCCO, SECRETARY	PRESENT
BRIAN M. GALLOWAY, SUPERVISOR	PRESENT
JOHN PALMER, SUPERVISOR	PRESENT

The meeting commenced at 7:08 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, and Township Engineer Joe Jones.

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

There was one person who called in. Her name was Britt and she was from Lower Bucks for Change. She asked the following questions. Where does the Board of Supervisors stand on privatization of utilities? There is a large campaign in Norristown which is opposing the sale of the sewer, but Norristown is still choosing to move forward with the sale of the sewer. What is Falls Township's take in terms of utilities? She hopes they would be against this. The second item is for the Falls Township Police Department. She is looking for them to put out a statement that has a commitment to racial justice. Particularly, how the Push Out The Pusher campaign has disproportionately incarcerated black and brown people. Britt said she would like to see them follow the example of the Bensalem Police Department since they recently hired a social worker, and she thinks that would be helpful for the police department. The last thing she would like Falls Township to consider is rent control for our area. The pandemic is still ongoing. The CDC moratorium only lasts until January 1st and if rent control cannot be put forward, she would like Falls Township to work to oppose the carrying out of evictions to December 31, 2021 as we are facing a massive eviction and housing crises. Chairman Dence provided answers to these questions. Outsourcing the water and sewer has never been discussed. This is not something Falls Township is interested in. It has not been financially needed. Regarding the police department putting forward a statement - at our July meeting, Chief Whitney put together an informative PowerPoint presentation which includes information on training. This is not something new to Falls Township. They have policies that have been going on for a long time. The Push Out The Pusher program is something that comes from the County and the DA's office so we don't have any data on that. If you look at Chief Whitney's presentation, you will see the arrest data and it is interesting. Leading by example – Falls Township already leads by example. The police have been working closely with the Lenape Valley Mobile Crisis Team for many years. We often get them involved if there is an issue. We have eight

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officers trained as EMTs to assist in getting people the help they need. We applied for a grant through the Bucks County Drug and Alcohol Commission to hire a Certified Recovery Specialist. We hope to get that grant. Chairman Dence said we have no control over rent or stabilization laws. Our solicitor said there are none in Pennsylvania. This was a Federal moratorium; it had nothing to do with the township. Our police cannot get involved in landlord/tenant disputes.

ITEM # 2 JR 915, LLC – TRUCK SMART – PRELIMINARY/FINAL LAND DEVELOPMENT – 905 LINCOLN HIGHWAY – TMP # 13-028-022-005

Mr. Frank Dillon represents the applicant. Also present was Mr. John Richardson from Dumack Engineering. This project is for a proposed 5,000 sq. ft. one-story building addition to better handle their repairs. Mr. Dillon said they presented their project to the Planning Commission in January and received the variances. Mr. Jones said the township has the signed resolution. Mr. Richardson said this is a 3.3-acre property off of Business Rt. 1. They sell, rent, and repair commercial trucks. As part of the development they will have some buffer plantings. Member Galloway moved to approve Resolution # 20-31 for JR 915, LLC, Truck Smart, Preliminary and Final land development at 905 Lincoln Highway, TMP # 13-028-022-005; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 3 KA AT FAIRLESS HILLS, LP – MINOR SUBDIVISION – 500 LINCOLN HIGHWAY – TMP # 13-017-109

Ms. Julie Von Spreckelsen represents the applicant. Also present were Mr. Justin Geonnotti (Dynamic Engineering), Mr. Mike Redel (WAWA Real Estate), and Mr. Mark Keffler on behalf of the applicant. Ms. Von Spreckelsen previously submitted a PointPoint presentation to the township. Ms. Von Spreckelsen said this is a 15.3-acre site and is zoned as SC commercial district. There are two buildings located on the property. One is a 188,458 sq. ft. shopping center and the other is a 6,020 sq. ft. stand-alone restaurant in the parking area. These buildings have been there for a long time. It is mostly asphalt as it exists today. There is some parking and lighting. There is 60,000 sq. ft. of empty space. In order to boost the viability of the shopping center, they propose a 2.036-acre subdivision. The stand-alone restaurant will be demolished and relocated in the shopping center. If they are fortunate to proceed forward, their wish is to develop the property at the corner of Arleans Avenue and Lincoln Highway with a 5,585 sq. ft. WAWA convenience store with eight dispensing facilities. They will enhance the area with additional green and add some storm water management. Ms. Von Spreckelsen said they will comply with the township engineer review letter except the comments for which they need to seek zoning relief. There are numerous steps to take while moving forward with this project. There are two comments from the Shade Tree Commission, and both are will comply. They had reviewed this with the Planning Commission at their meeting on August 25th. The Planning Commission wanted the building footprint for the WAWA to be 10 feet closer to the shopping center to make sure it is out of the front yard setback. They also want a portion of

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the subdivided parcel boundary to be closed so that there would not be any cross traffic. Ms. Von Spreckelsen said they will incorporate those two recommendations. The Planning Commission recommended approval of both the minor subdivision plan, the waivers they are requesting, the re-zoning of the sub-divided parcel from SC to HC, and five waiver requests as outlined in the resolution. Member Galloway moved to approve Resolution # 20-32, KA at Fairless Hills, LP, minor subdivision, 500 Lincoln Highway, TMP # 13-017-109; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 4 CONSIDER ADOPTING ORDINANCE TO AMEND THE FALLS TOWNSHIP ZONING MAP TO REZONE A PORTION OF THE PROPERTY LOCATED AT 500 LINCOLN HIGHWAY FROM SC TO HC

Member Galloway moved to open the hearing to amend the Falls Township zoning map to rezone a portion of the property located at 500 Lincoln Highway from SC to HC; Member Palmer seconded the motion; all board members were in favor. (5-0) Ms. Von Spreckelsen said the township records legal notice was published two times. She would like this made part of the record. Mr. Clarke said the notices were published on October 5, 2020 and October 12, 2020. Ms. Von Spreckelsen said the property was also posted. She would like the rezoning application, plans and proposed zoning ordinance map amendment as well as the PowerPoint presentation they distributed to the township made part of the record. They included in their PowerPoint the zoning map and they highlighted all the properties that are already zoned HC. This potential rezoning is consistent in this corridor area. They are going from commercial to commercial. The shopping center has many commercial uses and is very similar to the highway commercial. Member Galloway moved to close the hearing to amend the Falls Township zoning map; Member Palmer seconded the motion; all board members were in favor. (5-0) Member Galloway moved to approve Ordinance # 20-3, to amend the Falls Township zoning map to rezone a portion of the property located at 500 Lincoln Highway from SC to HC; Member Palmer seconded the motion; all board members were in favor. (5-0)

On a previous version of the agenda there was an item for parking regulations on Woolston Drive. Chairman Dence said this item should be addressed next month.

ITEM # 5 MINUTES – SEPTEMBER 21, 2020

Member Galloway moved to approve the minutes from September 21, 2020; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 6 ENGINEERS REPORT

Mr. Jones said there were three new land development applications submitted and one earth disturbance application submitted. There were no cell tower and no flood plain application submissions. The Kinder Morgan project is for a minor building addition at the port facility for equipment and mechanical operations. The Galvanize is a minor subdivision in the

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KIPC, and the other one is called Baum Holdings LLC located on Old Oxford Valley Road. It is a paved parking lot with a small building. The earth disturbance is for a residential pool. The Kinder Morgan project will be before the board in November for land development approval. The Galvanize and the Baum Holdings LLC will be before the Planning Commission next week. For ongoing township projects, the docks at the Quaker Penn Park boat ramp have been scheduled for removal on November 7th. We will continue to monitor the weather. There are some repairs that are scheduled for those docks. The 2019 Road Program is substantially complete and going into the maintenance period. The contractor has our final punch list. For the 2020 Road Program, we are making good progress in Hedgerow Woods. All drainage improvements are installed. Curbs are done on Gilbert and residents have access to their driveways. Curbs are scheduled for Simons over the next two weeks. The project is running relative smoothly. Member Galloway moved to approve the Engineers Report; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 7 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$2,424,738.69; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 8 EXECUTIVE SESSION

Mr. Clarke said that while in Executive Session prior to tonight's meeting, the board discussed various personnel matters and a matter of potential litigation.

ITEM # 9 POLICE DEPARTMENT REPORT

Chief Whitney provided the following updates:

- A. For 50% of the time in September, they were at minimum staffing. They had an officer on long-term sick leave, an officer on modified duty, and an officer on administrative leave. All these things impact our staffing level. We make sure our deployment is as efficient as possible.
- B. We had eleven overdoses in September. The yearly total is 97. There were five fatalities for the year. There were 1,522 calls for service for the month of September. At the end of September, we were up to nearly 13,500 calls. There were 163 medical calls in September with 1607 for the year. Traffic crashes are still down, most likely due to the pandemic. There were 701 crashes for the year to date and one fatal crash in September, bringing fatalities to three for the year.
- C. For arrests, they have been hovering around 50-60. Pending arrests usually means we are waiting for lab work to come back.
- D. For hotels, the Red Roof Inn continues to be our largest issue. We continue to problem solve with the hotels.
- E. Excited delirium continues to be a problem. We had our officers sign up on a training site which is used for a variety of EMTs and first responders. This comes

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out of Montgomery County, PA. It is a very good presentation of the topic and important for a police officer to know what it looks like. This is not something that we can handle. It is an individual who is experiencing a life-saving medical emergency. It is an extremely dangerous event that metabolically leads to death.

F. We are involved in a grant with A Women's Place to combat human trafficking. The grant provides 24-hour response from a case manager if we have an individual we feel is part of human trafficking. The DA's office put out a 10-minute video for officers to help them know what human trafficking looks like and what factors are present in a case.

G. We are part of a grant for a Certified Recovery Specialist. This is an exciting opportunity to have someone come on board to be there and provide that human connection to try to get someone into treatment. We have police EMTs so we would like to get that CRS in a police car with the EMTs.

Member Rocco asked about the movement to have social workers get involved to work side by side with the police and if this were something Chief Whitney would consider. Chief Whitney said he would love to have that, but he wouldn't put them in a position to handle an emergency on their own. If we could have someone work with our community that would be beneficial. He said this works in other towns. They have people who come to the headquarters for instruction. We currently work with as many social workers as we can. We work with the social workers at Pennsbury, the social workers at the Bucks County Children and Youth Services, and the social workers who work with the Lenape Valley Mobile Crisis. The idea in Falls Township is to take a call for service and create a better outcome for them. The Certified Recovery Specialist can do the follow up work to get a family the long-term help they need. Our help is generally short term.

Member Boraski asked Chief Whitney if he had any follow up on the Lincoln Highway shooting where the target went to the hospital. Chief Whitney said that investigation is still ongoing. There have been a number of shootings around the county and we wanted to see if some of them are related. The person who went to the hospital did survive but he does not know their current condition. Member Palmer asked how the department stands with personal protective equipment. Chief Whitney said it is hard to say you have enough because you don't know how bad it is going to get. We have a decent supply to keep operations running.

ITEM # 10 MANAGER COMMENT

A. Mr. Takita said the board is being asked to extend Resolution # 20-17 to December 31, 2020, regarding the guidelines and policies for outside food and merchandise. Member Rocco understood that we can regulate the food, but the state regulates the alcohol. Mr. Clarke said each restaurant that has a liquor license. If they are not permitted to have any service outside of their building, they would have to contact the Liquor Control Board to get approval to serve outside. The insurance, health department, and Liquor Control Board issues are their responsibility. We are just granting them the authority to have things outside. Member Galloway moved to

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- extend the guidelines and policies for outside food and merchandise in listed in Resolution # 20-17 through December 31, 2020; Member Palmer seconded the motion; all board members were in favor. (5-0)
- B. Member Galloway moved to approve the separation agreement between Dave Snyder and Falls Township; Member Palmer seconded the motion; all board members were in favor. (5-0)
 - C. Member Galloway moved to approve the change order for the costs involving environmental and geotechnical sub consultant services for the South Olds Boulevard culvert project in the amount of \$10,097; Member Palmer seconded the motion; all board members were in favor. (5-0)
 - D. Member Galloway moved to approve the purchase of 12 trees for the bare-root tree program in the amount of \$600; Member Palmer seconded the motion; all board members were in favor. (5-0)
 - E. Manager Takita announced the following new businesses: Yardley-Makefield Soccer located at 255 Lower Morrisville Road and Spirit Halloween located at 330 Commerce Boulevard.
 - F. There will be a Drug Drop-Off Event held on October 24th from 10 a.m. to 2 p.m. This is sponsored by the County. The Great Shredder Event will take place on October 24th from 9 a.m. to 1 p.m. This will be held in the front parking lot by the Police Department.

ITEM # 11 BOARD COMMENT

Member Rocco said whatever the outcome of the election, he hopes people can move on.

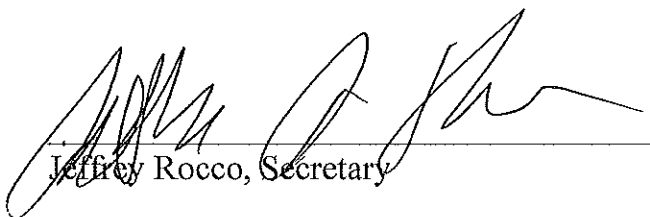
Member Palmer said he echoes Member Rocco's comment.

Member Galloway wishes everyone a safe and Happy Halloween and a good night.

Member Boraski said our Parks and Rec Department made a post on social media that Kirby Park playground is now open and can be enjoyed.

Chairman Dence said the public keeps asking about what the township is doing for Halloween. We do not cancel Halloween. Maybe during Hurricane Sandy someone may have suggested it, but everyone needs to be safe, use good judgement, and just have fun.

Member Galloway moved to adjourn the meeting; Member Palmer seconded the motion all board members were in favor. (5-0) The meeting was adjourned at 8:07 p.m.



Jeffrey Rocco, Secretary