

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
JEFFREY M. BORASKI, VICE-CHAIRMAN	ABSENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT
JOHN W. PALMER, SUPERVISOR	PRESENT
ERIN M. MULLEN, SUPERVISOR	PRESENT

The meeting commenced at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Boraski who had a family commitment. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Lauren Gallagher, and Township Engineer Joe Jones.

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

No one was present for public comment.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 39 LOWER
MORRISVILLE ROAD – TMP # 13-020-301 – REPLACE ASPHALT
ROOF**

Member Galloway moved to approve the Certificate of Appropriateness for 39 Lower Morrisville Road, TMP # 13-020-301 for an asphalt roof replacement; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 3 CERTIFICATE OF APPROPRIATENESS – 70 OLD LOCUST
AVENUE – TMP # 13-032-049 – DEMOLISH EXISTING HOUSE AND
REBUILD A TWO-STORY SINGLE-FAMILY DWELLING**

Member Palmer asked if they had permission from the Historical Board. Chairman Dence said yes, they unanimously approved this request. Member Galloway moved to approve the Certificate of Appropriateness for 70 Old Locust Avenue, TMP # 13-032-049 to demolish the existing house and rebuild a two-story single-family dwelling; Member Mullen seconded the motion; all board members were in favor. (4-0) After agenda item # 4, Ms. Kristin Swanton called in for public comment on agenda # 3. Ms. Swanton said she is a Historic Preservation Specialist, living and working in Historic Fallsington. Ms. Swanton said she is familiar with this parcel. She opposes the demolition of this historic property that may be a contributing property within Historic Fallsington. She has not had the opportunity to review the application but based on her knowledge of historic properties, it

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does not appear that demolition is necessary. She would like to hear more from the applicant that demonstrates why they cannot make changes to the property. Chairman Dence said this has been reviewed and approved unanimously by HARB on May 4, 2022 by three members who all live in Fallsington. Ms. Swanton said she disagrees with their recommendation. She believes that the property has good integrity and repairs can be made without demolition being the only option for the homeowner. Member Palmer asked Ms. Gallagher how it would work taking public comment after already voting. Ms. Gallagher said if that was missed on the Zoom public comment, the board can go back to re-take the vote or table this matter for further consideration. Member Palmer moved to table this agenda item with this new information they just heard and said he would like to hear more details on this. There was no second to the motion so the motion fails. Chairman Dence said this is approved. Ms. Swanton said her understanding is that you make the final vote. It is unfortunate that another historic property has to be demolished.

ITEM # 4 GRAND AFFAIRS PARTY RENTALS – WAIVER OF LAND DEVELOPMENT – 651 W. TRENTON ROAD – TMP # 13-028-026

Ms. Kim Smith (Begley, Carlin, Mandio) represents the applicant. On the property there is an existing very small brick building. The applicant purchased the property in 2019 and proposes to add a 3,190 sq. ft. addition for the business. It will be used solely for storage. This location is not open to the public nor will there be any full-time employees here. It is just storage for the party rental business. They received variance relief from the Zoning Hearing Board last year as well as recommended approval from the Planning Commission. Since then, they have made some recommended changes to the site plan. The waivers include a parking setback and a partial waiver not to provide details of the existing features within 200 feet of the property. Member Galloway moved to approve Resolution # 2022-16 for Grand Affairs Party Rentals, waiver of land development, 651 W. Trenton Road, TMP # 13-028-026; Member Mullen seconded motion; all board members were in favor. (4-0)

ITEM # 5 HIOSSEN – PRELIMINARY AND FINAL LAND DEVELOPMENT 85 BEN FAIRLESS DRIVE – TMP # 13-051-001-020

Mr. Andrew Stall represents the applicant. He is here with Mr. Todd Baldwin, the applicant's engineer. This property is zoned Materials Processing and Manufacturing (MPM) and is almost entirely impervious surface. The building is used for dental implants and manufacturing. The applicant is proposing a building addition with vast improvements to the property including significant green space and a walking trail around the property. Two waivers include curbs and a partial waiver not to provide details of the existing features within 200 feet of the property. Member Galloway moved to approve Resolution # 2022-17 for Hiossen, preliminary and final land development, 85 Ben Fairless Drive, TMP # 13-051-001-020; Member Palmer seconded the motion; all board members were in favor. (4-0)

ITEM # 6 SHADES OF GREEN – 80 MY LANE – CONCEPTUAL DISCUSSION FOR A PROPOSED USE OF THE PROPERTY

Mr. Michael DiNardo was present on behalf of Shades of Green. He is a landscape and tree service contractor and is present this evening with Mr. Michael Schmitt. Mr. DiNardo said in his business, they create a lot of green waste. This green waste is not going away. In the past, it has ended up in landfills and mulch yards, but it is very expensive and creates a lot of pollution to turn that waste into mulch. There is a new technology utilizing a slow controlled burn. They would be burning wood waste and at the end of the day they can reduce this waste by as much as 90%. If you put in 100 tons of green waste, you may end up with 10 tons or less of usable material which can be used in industry. It is a big problem in the township and everywhere. The by-product of this process is what they call bio-char, an ash/charcoal type of product. There is some smoke, but not much. Mr. DiNardo played a video of the air burner. There is a manifold that will blow air down onto the fire and aid in stopping a lot of smoke particles from escaping. A video was shown of the Carbonizer equipment. The amount of 30,000 pounds of material in equals 3,000 pounds of material out. Chairman Dence asked where their business is now. Mr. DiNardo said they are located at 1777 S. Pennsylvania Avenue but they don't have enough room there. Chairman Dence asked what kind of fire protection they have. Mr. DiNardo said there is a fire hydrant on the property. They would like to have some wells and fire suppression systems in place. Chairman Dence said as you move forward you will probably hear some pushback from residents who are concerned about pollution. Member Mullen asked if they would do one or the other – the carbonator or fire box? Mr. DiNardo said that is correct, one or the other. Member Mullen asked what makes the carbonator environmentally friendly? Mr. DiNardo said they both have a manifold. With the carbonator, the ash falls into the bottom of the unit and into a water bath. The carbonator can be moved and it has water pumping into it. With the other unit, you leave the material in there overnight and then clean it out the next day. In Jamison and Doylestown, they are using the carbonator. Mr. DiNardo does not know of anyone around here using the Firebox. Member Galloway said it is interesting and he will be looking into this. He encourages you to come back. Member Palmer wants to learn more about this and talk to some professionals. Mr. DiNardo said they will have trucks bringing material in and trucks taking material out. Mulch spontaneously combusts, this stuff doesn't. There won't be mulching going on or mountains of debris. Mr. Mike Schmitt, Director of Sales for Air Burners was also present. He said their biggest state they sell to is California. This machine is the least expensive way to get rid of unwanted wood waste. About 40% of their sales are municipalities across the country. Mr. Schmitt said on FEMA's website they are known as the Best Available Controlled Technology (BACT) for master cleanup. This means it is the least expensive and most environmentally cleanest way to get rid of wood waste. This equipment is used during hurricane cleanup. The biggest state they sell to is California where there are more than 100 machines in the state. At Blue Diamond Almonds they burn all the sticks. Board members said this is interesting technology and look forward to hearing more.

ITEM # 7 CONSIDER APPROVAL OF THE HEALTH BENEFITS PROGRAM RATE RENEWAL

Manager Takita said the board is being asked to consider approval of the Health Benefits Program rate renewal. The cost is \$3,193,923.12, about a 3% increase over last year. Member Mullen asked if co-pay were increasing. Chairman Dence said no as all of that is negotiated. Member Palmer said he noticed that they are increasing mental health services which he believes is a plus. Member Galloway moved to approve the Health Benefits Program rate renewal in the amount of \$3,193,923.12; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 8 CONSIDER APPROVAL OF ENGAGEMENT WITH CAMPBELL DURRANT, P.C.

Member Galloway moved to approve the engagement with Campbell Durrant, P.C. as Investigative Counsel for Confidential Personnel; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 9 CONSIDER ENVIRONMENTAL RENEWAL APPLICATION FROM CRUM & FORSTER

This item was tabled for this evening.

ITEM # 10 CONSIDER ESCROW RELEASE REQUESTS

Member Galloway moved to approve escrow release requests as follows: MM Metals, LLC letter of credit in the amount of \$149,136.32; WAWA in the amounts of \$3,049, \$383.98 and \$18,134.78; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 11 CONSIDER BID FOR THE SALE OF TOWNSHIP SURPLUS VEHICLES

Member Galloway moved to approve the sale of the 2002 F-550 Ford surplus vehicle in the amount of \$4,900; Member Palmer seconded the motion; all board members were in favor. (4-0)

ITEM # 12 CONSIDER RESOLUTION DESIGNATING CHRISTOPHER IACONO AS THE OPEN RECORDS OFFICER FOR THE FALLS TOWNSHIP POLICE DEPARTMENT

Ms. Gallagher said the police department maintains its own Right-To-Know Officer and this agenda item is to appoint Christopher Iacono as the Right-To-Know Officer. Member Galloway moved to approve Resolution # 2022-18, designating Christopher Iacono as the

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Open Records Officer for the Falls Township Police Department; Member Palmer seconded the motion; all board members were in favor. (4-0)

**ITEM # 13 CONSIDER RESOLUTION FOR THE SEWAGE FACILITIES
PLANNING MODULE FOR GSP MANAGEMENT – TMP # 13-040-058
– 13-040-059 – 13-040-057 AND 13-047-053**

Ms. Gallagher said this is a project that is related to one of the mobile home communities in the township. They are installing a public sanitary sewer. Items 13 and 14 are both related to the project. This is the DEP planning module resolution. Member Galloway moved to approve Resolution # 2022-19 for the Sewage Facilities Planning Module for GSP Management, TMP # 13-040-058 – 13-040-059 – 13-040-057 and 13-047-053; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 14 CONSIDER SANITARY SEWER MAINTENANCE AGREEMENT
BETWEEN GSP MANAGEMENT AND FALLS TOWNSHIP**

Ms. Gallagher said this is a maintenance and operations agreement that gives the township the ability but not the obligation to go onto the property if there are any repairs necessary to the forced main or pumping station. Member Galloway moved to approve the Sanitary Sewer Maintenance Agreement between GSP Management and Falls Township; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 15 CONSIDER PROPOSAL FOR ADDITIONAL WORK FOR THE
PINEWOOD POOL**

Manager Takita said as they were doing the repairs to re-tile, they ran into a problem and the cost to make the repair is \$9,914. Member Galloway moved to approve the proposal for \$9,914 for additional work for the Pinewood Pool; Member Mullen seconded the motion; all board members were in favor. (4-0) This work will be completed prior to opening day.

ITEM # 16 MINUTES – MARCH 21, 2022, APRIL 18, 2022 AND MAY 2, 2022

Chairman Dence moved to table this agenda item; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 17 ENGINEERS REPORT

Mr. Jones said there were four new earth disturbance submissions and one new land development submission for April. The TAVO Packaging project is mostly complete. We are waiting on lawn restoration. The NorthPoint Phase 1, building 1 amended final approval is in the development agreement phase and will be going under construction very soon. The Lincoln Storage project continues to do foundation work. For Phase 1 building 3, that project has been under construction. They are working on underground utilities, shut offs and trying to re-route most of the existing utilities to accommodate their design. The

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Raising Canes project's foundation and site work is ongoing. For the Levittown Car Wash, we are in the land development agreement phase and will be under construction soon. The NorthPoint's Phase 2 building 4 land development agreement phase will be under construction soon. The Wastewater and Treatment Plant building addition will be at the Planning Commission next month as well as the new land development that was submitted. Most of the earth disturbances are for pools and have been approved or are under construction. In terms of township projects, the 2021 Road Program for Elderberry Drive continues with sidewalks and aprons. We are still targeting an April completion. The Rice Drive culvert project will be back next month requesting authorization to advertise. The two new projects, the later road program and the Township Building Renovation Project have been initiated and preliminary work is being done. Chairman Dence asked if the Rice Drive culvert would be finished by the next meeting. Mr. Jones said yes to go out to bid.

ITEM # 18 BILL LIST

Member Galloway moved to approve the bill list for May 16, 2022 in the amount of \$2,842,195.55; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 19 EXECUTIVE SESSION

Ms. Gallagher said the board held an Executive Session earlier this evening to discuss items of potential litigation and personnel.

ITEM # 20 POLICE DEPARTMENT REPORT

There was no action on this agenda item.

ITEM # 21 MANAGER COMMENT

There was no Manager Comment.

ITEM # 22 BOARD COMMENT

Member Mullen asked about a board appointment. Ms. Gallagher said the appointment item will need to be placed on an upcoming agenda. Ms. Mullen said tomorrow is the Primary Election Day and reminded everyone to vote.


Member Galloway – No comment.

Member Palmer – No comment.

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Chairman Dence said starting next month they will accept public comment in person only. They will not be taking any more public comment phone calls. Chairman Dence reminded everyone to please be careful when driving around and be mindful of people on their bikes.

Member Galloway moved to adjourn the meeting; Member Mullen seconded the motion all board members were in favor. (4-0) The meeting was adjourned at 7:50 p.m.



Brian Galloway, Secretary

