

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
JEFFREY M. BORASKI, VICE-CHAIRMAN	ABSENT
BRIAN M. GALLOWAY, SECRETARY	ABSENT
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 and Member Galloway. 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**

Mr. Chad Smith (200 Midway Drive) said he is here as a homeowner who has had frustration with the permit process. In the past couple of months, Mr. Smith said he submitted two separate permits and he believes both times it has taken too long to go through the permit process. He feels like he is being penalized for going through this process as opposed to some of his neighbors who do not submit permits. The first permit was for a kitchen. He understood that Remington Vernick was involved in the permit process. Mr. Smith said the online portal, BS&A, was down for a number of weeks which caused Remington Vernick to get backed up. By the time BS&A got back up and running, they were about three to four weeks behind. Mr. Smith said five weeks after his initial submission, he received a rejection notice. He immediately put together the information that was needed but found he could not submit it because the portal was down. He said he could not email the information to Remington Vernick because they said everything has to be submitted through the portal. He waited a few days then called BS&A. They told him it was an issue on the Falls Township side. He reached out to Manager Takita who helped him get his permit moving along and approved. He then submitted another permit on April 26th. He checked with the office staff and was told BS&A was working. He tried to check in with the staff to see where he stood in the queue. The office staff said they were checking in with Remington Vernick. It seems like he got lost in the mix. Then six weeks later he received a rejection notice. He understands after the rejection, his submission gets kicked to the back of the line. He then asked Manager Takita to intervene to allow him to get his permit moving along. From his standpoint, he is not sure what is going on with the process. He feels like he is being punished as well as his contractor. The second permit was for a 6-ft extension onto his house and a bathroom extension. Manager Takita said Mr. Smith was very polite and very patient with our department. Everything he said was very accurate. As a result, Mr. Smith hit every weak point we had in the system. We are meeting with our staff on a weekly basis, and we are troubleshooting any issues. We have now set in place an alternate method of processing permits if the system does go down. We are working

Board of Supervisors – June 20, 2022

through a lot of the problems Mr. Smith experienced. They are also putting re-submissions to the top of the order. Moving forward if there is a problem with the system, they have a secondary process in place. Manager Takita apologized on behalf of the department. Mr. Smith thinks the online portal is confusing to navigate. He agrees it is good to put re-submissions at the top of the order. The office staff has been great but sometimes they don't have the information. It seems like information from Remington Vernick is not forthcoming. Remington Vernick does plan review. Manager Takita said he appreciates the feedback from Mr. Smith and welcomes an email or phone call from him.

Ms. Toni Battiste asked if the 4:00 p.m. meetings being held on the first and third Tuesday of each month were only relative to the building progress. Chairman Dence said yes. It is a construction meeting but there are three supervisors on that committee and that is why it has to be made public. Ms. Battiste asked if the Supervisor meetings were still going to be at 7 p.m. Chairman Dence said yes. Ms. Battiste asked about the public comment not being available via Zoom. Chairman Dence said public comment will be in person only.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 133 YARDLEY AVENUE
TMP # 13-032-040 – REMOVE EXISTING BARN AND REPLACE
WITH A 28' X 40' BARN**

Member Palmer moved to approve the Certificate of Appropriateness for 133 Yardley Avenue, TMP # 13-032-040 to replace an existing barn with a new 28' x 40' barn; Member Mullen seconded the motion; all board members were in favor. (3-0)

**ITEM # 3 FIRST UKRANIAN EVANGELICAL BAPTIST CHURCH
PRELIMINARY/FINAL LAND DEVELOPMENT – 920 TRENTON
ROAD – TMP # 13-016-344-001**

Mr. Clarke said this is a request for preliminary and final land development for the First Ukrainian Evangelical Baptist Church located at 920 Trenton Road. This is TMP # 13-016-344-001 and the property is zoned as Neighborhood Commercial. The project has been reviewed by Jones Engineering. The applicant is building an addition on the back of the building with an entry hall. The applicant will comply with the review letter from Jones Engineering as well as obtaining a letter of adequacy from the Bucks County Conservation District. Member Mullen moved to approve preliminary/final land development for the First Ukrainian Evangelical Baptist Church, 920 Trenton Road, TMP # 13-016-344-001; Member Palmer seconded the motion; all board members were in favor. (3-0) Member Mullen moved to approve Resolution # 2022-20 for the First Ukrainian Evangelical Baptist Church, preliminary/final land development, 920 Trenton Road, TMP # 13-016-344-001; Member Palmer second the motion; all board members were in favor. (3-0)

**ITEM # 4 CONSIDER PROPOSAL FOR ARCHITECTURAL SERVICES FOR
TOWNSHIP BUILDING RENOVATIONS**

Manager Takita said the board is being asked to consider a proposal for architectural services from IEI Group to do redesign and construction supervision for the township

Board of Supervisors – June 20, 2022

building renovations. Three different firms were interviewed. IEI exceeded the scope for this work. All of the references for IEI were glowing. Grace Construction, our construction management company, also recommended them. Member Mullen and Member Palmer were impressed with their presentation and their attention to detail. Member Mullen moved to accept the proposal from IEI in the amount of \$1,364,502 with a NTE reimbursable of \$33,000; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 5 CONSIDER NOTICE OF INTENT TO AWARD BID FOR THE 2022 FALLS TOWNSHIP ROAD IMPROVEMENT PROGRAM

We went out to bid and received two bids for the 2022 Falls Township Road Improvement Program. One bid was almost \$1M lower than the other bidder. General Asphalt Paving Co. is almost \$1M lower which brings us under budget. Member Palmer moved to approve the notice of intent to award bid for the 2022 Falls Township Road Improvement Program to General Asphalt Paving Co. in the amount of \$4,889,447.40; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 6 CONSIDER FINALIZING THE AWARD FOR BID FOR THE 2022 FALLS TOWNSHIP ROAD IMPROVEMENT PROGRAM

This is to authorize the Township Manager to finalize the bid. Member Mullen moved to approve finalizing the award for bid for the 2022 Falls Township Road Improvement Program; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 7 CONSIDER PROPOSAL FROM JONES ENGINEERING ASSOCIATES FOR INSPECTION AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE 2022 FALLS TOWNSHIP ROAD IMPROVEMENT PROGRAM

We are hiring Jones Engineering to do the inspection and administration services. This will take us into the Nottingham section as well as part of U.S. Steel, Enterprise, Steel Road, Dean Sievers Place and then Pinewood Drive reconstruction. Member Palmer moved to approve the proposal from Jones Engineering Associates in the amount of \$243,000 for Inspection and Construction Administration Services for the 2022 Falls Township Road Improvement Program; Member Mullen seconded the motion; all board members were in favor. (3-0) Chairman Dence said normally he would abstain but if he does not vote yes, this would not happen tonight. Mr. Clarke said since you are down two members tonight and since the Second-Class Township Code requires an affirmative vote of the entire board not just those present there is an exception which allows you to vote. You have announced that you have a conflict but in order for us to conduct business, you are allowed to vote.

ITEM # 8 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR THE RICE DRIVE CULVERT PROJECT

On Rice Drive there is a small bridge that has been washed out. Mr. Jones said the plan is to have a bid opening for mid- to late-July and construction to begin on September 15th. This is planned to be a 60-day project. Member Palmer moved to authorize advertisement for the

Rice Drive Culvert Project; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 9 CONSIDER AMENDED EMPLOYMENT AGREEMENT WITH RICHARD DIPPOLITO TO SERVE AS THE DIRECTOR OF EMERGENCY SERVICES, ASSISTANT TOWNSHIP MANAGER AND FIRE MARSHAL

There was a section in Mr. Dippolito's contract that was left out. We are adding this section regarding buy back of days back into the contract. Member Mullen moved to approve the amended employment agreement with Richard Dippolito to serve as the Director of Emergency Services, Assistant Township Manager and Fire Marshal; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 10 CONSIDER RESOLUTION FOR THE SEWAGE FACILITIES PLANNING MODULE FOR KA AT FAIRLESS HILLS, L.P. – TMP # 13-017-109

KA Fairless Hills, L.P. is the new WAWA. This is an amendment to the Act 537 Plan. When the Act 537 Plan is being amended because of additional sewage that is going to be going into the system, the DEP requires a Facilities Planning Module. This has been reviewed by the Township of Falls Authority. Member Palmer moved to approve Resolution # 2022-21 for the Sewage Facilities Planning Module for KA at Fairless Hills, L.P. – TMP # 13-017-109; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 11 CONSIDER RATIFYING AWARDED TOWNSHIP INSURANCE POLICY FOR THE PERIOD OF JUNE 18, 2022 TO JUNE 18, 2023 (PROPERTY, GENERAL, LIABILITY, AND PUBLIC LIABILITY)

Member Palmer moved to approve ratifying awarding of Township Insurance Policy for the period of June 18, 2022 to June 18, 2023 (Property, General, Liability, and Public Liability) in the amount of \$390,104; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 12 CONSIDER RATIFYING CONTRACT WITH ARMOUR ELECTRIC FOR THE SURVEILLANCE CAMERA PROJECT AT THE FALLS TOWNSHIP COMMUNITY PARK

This is for installation of a security system at the park. The issue was getting electric to where the cameras were located. Member Mullen moved to ratify the contract with Armour Electric in the amount of \$96,500 for the Surveillance Camera Project at the Falls Township Community Park; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 13 CONSIDER ESCROW RELEASE REQUESTS

Member Palmer moved to approve the escrow release for Lincoln Properties in the amount of \$388,932.83; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 14 APPOINTMENTS TO VARIOUS BOARDS, COUNCILS, COMMITTEES AND COMMISSIONS

Member Mullen moved to appoint Ms. Nastasha Raisley to the Shade Tree Commission; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 15 MINUTES – MARCH 21, APRIL 18, MAY 2 AND MAY 16, 2022

Mr. Clarke said Chairman Dence can still vote on the minutes even though he was not present. You are stating that you are acknowledging that these are the official minutes of the meetings. Member Palmer moved to approve the minutes for March 21, April 18, May 2 and May 16, 2022; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 16 ENGINEERS REPORT

Mr. Jones said there were five new earth disturbance applications and one cell tower alteration application. There were no land development applications. The J.G. Petrucci tract project is substantially complete with exception of grass growth in the bottom of the basin. The Lincoln Highway WAWA building contractor is about to take the site and it will go pretty quick. The TAVO Packaging project is substantially complete. We are waiting for as-builts for that. For the NorthPoint phase 1, building 1 amended final plan, we expect a pre-construction meeting to occur within the next couple of weeks and then that project will be under way. For Lincoln Storage, there was a hold up on the retaining wall due to its proximity to the property lines, but we have worked through those issues with the applicant, the developer, contractor and engineer and they are now on track to start bulk earth work. That should go fairly quickly. For the Raising Canes project, there is a lot of work being done. For NorthPoint phase 2, buildings 4, 5 and 6, we are working with the applicant's engineering on some technical comments, and we expect a pre-construction meeting next month. For the Mission BBQ project, there are mainly interior renovations at this point. In regard to Britton Industries, we are in final plan review with the applicant. The Morrisville Municipal Authority Wastewater Treatment Plant building addition will be before the board next month for waiver of land development approval. For the Hiossen project, we are in the developer agreements and mylar stage. The Waste Management renewable natural gas project will be before the Planning Commission next month. For earth disturbance updates, the Kalmar Properties is just a lay down yard next to Premium Lift down on Old 13. We had a pre-construction meeting for that so it will be underway soon. The residential project on Oak Lane is a house that is being constructed. The Wastewater Treatment Plant earth disturbance is being completed. For township projects, our office is looking into the possibility of dredging at Quaker Penn Park, although the window to do this is short due to the sturgeon which has a moratorium for most of the year. We already discussed the 2023

Board of Supervisors – June 20, 2022

Road Program as well as the Rice Drive culvert. Willow Drive is complete and ready to go out to bid next year. Chairman Dence said for Toni Battiste, the natural gas plant they will be building down at the landfill will be before the Planning Commission on July 26th and will come before the Board of Supervisors after that. Regarding the New Falls Road Carwash, we are waiting for an estimate to prepare the land development agreement. Everything is in order on our end. Member Mullen moved to accept the Engineers Report; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 17 BILL LIST

Member Palmer moved to approve the bill list for June 20, 2022 in the amount of \$2,085,635.26; Member Mullen seconded the motion; all board members were in favor. Chairman Dence said he would normally abstain because of a conflict but this was explained earlier. (3-0)

ITEM # 18 EXECUTIVE SESSION

Mr. Clarke said the board met on June 2, 2022 and June 7, 2022 to discuss personnel, potential litigation and litigation.

ITEM # 19 POLICE DEPARTMENT REPORT

There was no action on this agenda item.

ITEM # 20 MANAGER COMMENT

There was no Manager Comment.


ITEM # 21 BOARD COMMENT

Member Mullen – No comment.

Member Palmer – No comment.

Chairman Dence – No comment.

Member Mullen moved to adjourn the meeting; Member Palmer seconded the motion all board members were in favor. (3-0) The meeting was adjourned at 7:49 p.m.



Brian Galloway, Secretary