

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

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

The meeting commenced at 7:03 p.m. with roll call and salute to the flag. All Board members were present with the exception of Member Snipes. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

Chairman Harvie spoke about the traffic accident that Officer Matthew Killeen was involved in. Officer Killeen's injuries were severe, but he is expected to make a full recovery. On behalf of the township, Chairman Harvie wished Officer Killeen get-well wishes and a speedy recovery.

**PRESENTATION TO RICH DIPPOLITO, FIRE MARSHAL, FROM THE COUNTY'S EMERGENCY MANAGEMENT DEPARTMENT FOR HIS CERTIFICATION IN EMERGENCY MANAGEMENT FROM PEMA**

Mr. Harry Crohe, Operations & Training Officer from the Bucks County Emergency Services Department spoke about the certification that Fire Marshal Rich Dippolito just acquired. Mr. Crohe presented Mr. Dippolito with a certificate. Mr. Dippolito thanked everyone for the out pouring of support they received for his family and Officer Killeen's family.

**PRESENTATION FROM JOHN KERNER ON BEHALF OF THE LIBERTY USO TO DISCUSS THE QUE FOR THE TROOPS EVENT**

Mr. John Kerner spoke about the Liberty USO event, Que for the Troops, to be held on Saturday and Sunday, May 19<sup>th</sup> and 20<sup>th</sup> at the Falls Township Community Park. He said there are still some openings for the contestants for the cook off. There is also some room for vendors. Mr. Kerner said last year's events raised \$40,000 which is equivalent to two-thirds of their food budget for the entire year. He said he cannot thank the public enough for all of their support. Mr. Kerner said they provide hot meals to service personnel as well as their families. They also take care of families of the fallen who travel through the Philadelphia Airport. This year Liberty USO is holding a Christmas in July event. They are asking for donations of beef jerky, granola, gum, trail mix, and flip flops. Mr. Kerner said their motto is "Until they all come home." If anyone would like to make a donation to the

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Liberty USO of Pennsylvania & Southern New Jersey, their contact information is:  
Liberty USO, Philadelphia International Airport, 8500 Essington Avenue, Terminal A-East,  
Philadelphia, PA 19153, 215-365-8010.

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

Mr. Guido Mariani spoke about the environment and global warming. He thinks global warming is over-rated and doesn't exist. He said the polar bear population has risen by 500% and that makes the PETA folks very happy. Mr. Mariani commented on the green movement and said eventually it could lead to a decrease in jobs. Mr. Mariani spoke about the phase out of incandescent light bulbs. The American companies that use to manufacture these light bulbs paid employees \$30 an hour and these jobs are gone. The CFL light bulbs are made in China. Mr. Mariani spoke about President Obama backing up the coal industry. Mr. Mariani wants the public to vote for the folks who you want to develop our vast resources here in this country and put America back to work at decent-paying jobs.

Mr. Roland Kenney sent a letter about the children who were honored at the last meeting and their photograph which was on the website. He said he has great-grandchildren much older than them and he was very proud of what these young people did. Mr. Kenney spoke about the loss of Don Seratch. Mr. Kenney said he was a good man and good father. Mr. Kenney wished Officer Killeen get-well wishes.

Mr. Gallus Obert spoke of the Friday, March 30<sup>th</sup> article in the Bucks County Courier Times regarding the Biles Island project. He said there is \$712,350 being set aside for this project and some has already been paid to ACT Engineering. Mr. Obert said we don't even own the property. If you look at the map on the wall, you will find out that we are getting nothing but a ring around seven lakes. He is ashamed of the board for spending money on this project and thinks it is unnecessary. Mr. Obert said we are going to lose the tax money that is currently paid on this property. We will also have to pay maintenance and other costs on that property. Mr. Obert said that sooner or later we will have a lot of costs and not much money coming in. Mr. Obert asked how many years we have left with the landfill. Manager Gray said the landfill will be active for many years to come. Chairman Harvie said it will be at least a couple of decades. Mr. Obert said the senior center project has been talked about for five years and we haven't gotten a thing. Mr. Obert said he recently made a written request to Manager Gray to review some files. When it was time for him to review the files, Mr. Obert said he was accompanied by a member of the legal staff who sat there while Mr. Obert read the files. Mr. Obert said he felt like a child and that he was not being trusted to read a document. Chairman Harvie said for the record the township hasn't spent \$700,000 on Biles Island. A fraction of that has been spent on the engineering for ACT Engineers.

**ITEM # 2 SUPERIOR MOTORS – CONDITIONAL USE HEARING – 218  
LINCOLN HIGHWAY, FAIRLESS HILLS, PA 19030, TMP # 13-07-06  
AND 13-07-07-04**

Member Dence moved to open the Conditional Use Hearing for Superior Motors at 218 Lincoln Highway; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Clarke said this is a Conditional Use Hearing for Superior Motors. The property is located at 218 Lincoln Highway on tax map parcel numbers 13-07-06 and 13-07-07-04, located in the Township of Falls, Bucks County, PA. This is an application requesting Conditional Use for an automobile service station, and AAA towing and battery service use for the property on the premises located at 218 Lincoln Highway. The applicant is represented by Attorney Michael Bradley. The owner of Superior Motors is Mr. James McCoy. Mr. Bradley said they have met with the Planning Commission and the Zoning Hearing Board as part of their application process. They received approval from both boards. Mr. Bradley submitted applicant exhibit number one to the board. This showed the current plans for the project as well as proposed changes based on numerous recommendations from the Planning Commission, the Zoning Hearing Board, and Mr. Sullivan. There are some substantial changes to the front of the property. If you look at the plans, there is a white line midway through the property. The applicant has agreed not to pass this white line at certain hours during the day during their operation, so the noise will not disturb the surrounding neighbors. The hours for this would be 8 p.m. to 6 a.m. There is a warning procedure and a fine which would be implemented if they are in violation. Mr. McCoy was sworn in. Mr. McCoy spoke about the proposed project. Mr. McCoy said he spoke to a lot of the neighbors and they were happy to hear about the addition of stockade fencing to be added to the property. Member Galloway said he was glad to see the line indicated on the drawing. Member Dence asked if this is the same drawing that Traffic Planning and Design had. Mr. Sullivan said it seems to have all of the elements and has addressed all of the items. Chairman Harvie referred to the May 11, 2012 Traffic Planning and Design plan and said the eastern access location looks like it is in the PENNDOT right of way. Mr. Curtis A. Rittler, Engineer, was sworn in. Mr. Rittler said he is familiar with the May 11, 2012 Traffic Planning and Design letter. He said it was not an absolute necessity to present this to PENNDOT. It appeared to him, Mr. Sullivan, and PENNDOT that if they could address these plans in a way that improves the current situation, there really was no necessity for PENNDOT to get involved, as long as they all agreed it was an improvement. Mr. Sullivan said he thinks the applicant must contact PENNDOT. Mr. Bradley said they will comply with the T&M Associates letter. It was agreed to make it contingent that the applicant would have to provide documentation saying a Highway Occupancy Permit is not necessary or provide a Highway Occupancy Permit if PENNDOT says it is needed. Mr. McCoy said he has complied with everything so far and will continue to comply with any recommendations. He thanked the board. Chairman Harvie mentioned Mr. Tom Bennett's suggestion of making sure the building will comply with all current codes, the Fire Marshal's comments in his December 29, 2011 letter, taking a look at the two driveways, and the handicapped spots. Mr. Sullivan said they had to provide three handicapped spots and that is what they have done. One other item was the lighting. The

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applicant's lighting plan shows that illumination met the levels of the township. Mr. Clarke asked Mr. Bradley if he will comply with the May 11, 2012 Traffic Planning and Design letter, the May 7, 2012 T&M Associates letter, as well as providing documentation or information to the engineer regarding what they have discussed about PENNDOT, and that his client agrees to meet all financial obligations to the township. Mr. Bradley said yes. Member Galloway moved to close the Conditional Use Hearing; Member Dence seconded the motion; all board members were in favor. (4-0) Member Dence moved to open public comment; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Brian Binney said he appreciates the issues the applicant has addressed. He asked if there is anything in the Resolution that prohibits the storage of junk vehicles in front of the property. Mr. Clarke said it is not zoned to be a salvage yard. The towing ordinance requires those types of vehicles to be in a fenced-in yard. Mr. Binney asked about the applicant renting the back of the property. Mr. Clarke said if they were to sub-let it out, they would need approval by the township. Member Galloway moved to close public comment; Member Dence seconded the motion; all board members were in favor. (4-0) Member Dence moved to approve the Conditional Use for Superior Motors located at 218 Lincoln Highway, TMP # 13-07-06 and 13-07-07-4; Member Galloway seconded the motion; all board members were in favor. (4-0)  
There was a break in the meeting at 7:56 p.m. and the meeting reconvened at 8:04 p.m.

**ITEM # 3      CONSIDER PROPOSAL FROM F.X. BROWNE FOR ACT 101  
RECYCLING GRANT**

Manager Gray introduced this item. He said the township has received a proposal from F.X. Browne dated April 19, 2012 for the completion of the Act 101 recycling grant. The cost to perform this work is \$2,500. Ms. Lisen Cummings from F.X. Browne gave an explanation of their work. The amount the township receives from recycling material is based on the tonnages that are collected. Chairman Harvie asked how much they expect to get back. Ms. Cummings said in 2007 they received almost \$90,000. This year the DEP had to reduce their grant awards by 40%. This past year they predicted \$8,500. This coming year should be substantially higher. Member Galloway moved to award the recycling grant to F.X. Browne in the amount of \$2,500; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 4      CONSIDER AUTHORIZING ADVERTISEMENT FOR THE SOCCER  
FIELD RESTORATION AT THE FALLS TOWNSHIP COMMUNITY  
PARK**

Manager Gray said soccer fields 3 and 5 are due for restoration. Member Dence moved to authorize advertisement for the soccer field restoration at the Falls Township Community Park; Member Rocco seconded the motion; all board members were in favor. (4-0)

**ITEM # 5      CONSIDER AUTHORIZING ADVERTISEMENT FOR THE PENNS  
GRANT TENNIS COURTS**

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Member Galloway moved to authorize advertisement for the Penns Grant tennis courts; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDER AUTHORIZING ADVERTISEMENT FOR THE 2012 ROAD PROGRAM**

Manager Gray reviewed the list of roads for full-depth reconstruction and mill and overlay. The roads that have been scheduled for full-depth road reconstruction are Winding Way, Vernon Road, Louise Drive, Kent Avenue, Paul Road, Mark Drive, Rita Drive, Hedgerow Drive, Lions Drive, Midway Drive, Hedgerow Turn and Hilltop Drive. The roads that have been scheduled for mill and overlay are West Tyburn Road, Main Street, Williamson Avenue, Old Locust Street, Lacross Street, Headley Place, Hillside Lane and Valley Road. Member Galloway moved to authorize advertisement for the 2012 Road Program; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDER AUTHORIZING ADVERTISEMENT FOR THE SOUTH OLDS BOULEVARD CULVERT**

Member Dence moved to authorize advertisement for the South Olds Boulevard culvert project; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 CONSIDER RESOLUTION TO AMEND THE FALLS TOWNSHIP FEE SCHEDULE**

Manager Gray said on January 17, 2012, the board adopted a new fee schedule. There were various changes and additions to the fee schedule to be considered for approval by the board this evening. Mr. Tom Bennett spoke about some of the changes. The township is encouraging the residents to make energy-efficient improvements such as solar panel installations and geo-thermal technology improvements and is reducing the permit fees for these types of upgrades. Member Dence moved to open public comment; Member Rocco seconded the motion; all board members were in favor. (4-0) Ms. Madeleine Jones thanked the board for looking at the fees and what is good for the township. Member Dence moved to close public comment; Member Galloway seconded the motion; all board members were in favor. (4-0) Member Galloway moved to approve Resolution # 2012-11 to amend the Falls Township Fee Schedule; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 9 CONSIDER AUTHORIZING ADVERTISEMENT FOR A PAWN SHOP ORDINANCE**

Ms. Gallagher introduced this item. She said the state has statues for these types of businesses. To enact stricter standards and in discussions with the police department, they have drafted an ordinance for consideration at a future date. There are many surrounding municipalities that have stricter regulations than the state. Member Dence moved to authorize advertisement for a pawn shop ordinance; Member Galloway seconded the motion; all board members were in favor. (4-0)

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**ITEM # 10 CONSIDER PROPOSAL FROM LA FITNESS FOR MEMBERSHIPS FOR THE POLICE OFFICERS**

Member Dence moved to approve the LA Fitness members for the police department in the amount of \$5,000; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 11 MINUTES – APRIL 17, 2012**

Member Galloway moved to approve the minutes from April 17, 2012; Member Rocco seconded the motion; all board members were in favor with the exception of Member Dence who abstained from the vote. (3-0-1)

**ITEM # 12 ENGINEER'S REPORT**

Mr. Sullivan gave an update on the Quaker Penn Park Babe Ruth Baseball Field project. The field will not be able to be used until next spring. The 2011 Road Program is ongoing. Member Galloway moved to approve the April, 2012 Engineer's Report; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 13 BILL LIST**

Member Dence moved to approve the bill list in the amount of \$2,551,195.65; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 14 EXECUTIVE SESSION – There was no Executive Session held.**

**ITEM # 15 MANAGER COMMENT**

Manager Gray has a letter from Mansfield for purchase of unleaded regular gasoline and a letter from Riggins, Inc. for the purchase of low-sulfur diesel fuel. Member Galloway moved to approve the purchase of unleaded regular gasoline and low-sulfur diesel fuel as outlined in the memo from Manager Gray; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 16 BOARD COMMENT**

Member Rocco wished a full recovery to Officer Killeen. He thanked the board members for a good meeting.

Member Galloway – no comment.

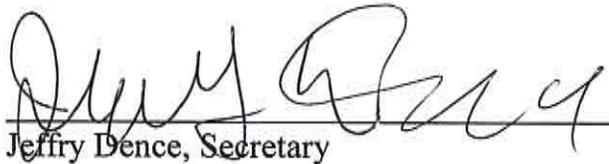
Member Dence spoke about the Que for the Troops event to be held this weekend at the Falls Township Community Park. The time on Saturday, May 19<sup>th</sup> is 10 a.m. – 7 p.m. and the time on Sunday, May 20<sup>th</sup> is 11 a.m. – 5 p.m. There will be many events going on throughout both days and there will be parking on site. Chairman Harvie thanked Member

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Dence for all of the work he has done to support the troops who have been and continue to do so much for us.

Chairman Harvie said they did not need to have the first meeting in May. There is the possibility that for the months of June, July, and August, there will only be one meeting those months as well. Chairman Harvie wished a Happy Belated Mother's Day to residents of the township. The Memorial Day Parade will be held on Sunday, May 27<sup>th</sup> starting at Pennsbury High School East and going down New Falls Road into Fallsington. He said it is always a good time to attend the parade and always remember those who made the ultimate sacrifice. The Falls Township Family Festival will be held on Saturday, June 2<sup>nd</sup> from 3:30 – 9:30 p.m. at the Falls Township Community Park. There will be a lot of activities going on and the event will end with a fireworks display. Chairman Harvie asked Manager Gray to send thank-you letters to two members of the Parks and Rec Board who recently resigned. Chairman Harvie moved to appoint Mr. Edgar Lituma to a position on the Parks and Recreation Board, ending December 31, 2014; Member Galloway seconded the motion; all board members were in favor. (4-0) Chairman Harvie thanked the administration, the professionals, the public, and fellow board members for a good meeting.

Member Dence moved to adjourn the meeting; Member Galloway seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:36 p.m.

  
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Jeffrey Dence, Secretary