

**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>ABSENT</b>
<b>BRIAN GALLOWAY, SUPERVISOR</b>	<b>PRESENT</b>
<b>JEFF BORASKI, SUPERVISOR</b>	<b>PRESENT</b>

The meeting commenced at 7:02 p.m. with roll call and salute to the flag. All Board members were present with the exception of Member Rocco who had a work commitment this evening. Also present were Township Manager Peter Gray, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

**PRESENTATION BY RICHARD DIPPOLITO REGARDING THE FIRE  
MARSHAL'S DEPARTMENT**

Fire Marshal Rich Dippolito said October is Fire Prevention Month. Fire Prevention week is this week and local fire departments will host open houses as follows: Fairless Hills Fire Department is Thursday, October 8<sup>th</sup> from 6:30 – 8:30 p.m.; Falls Fire Company is Saturday, October 10<sup>th</sup> from 10 a.m. – 1 p.m.; and Levittown Fire Co. No. 1 is Sunday, October 11<sup>th</sup> from 10 a.m. – 1 p.m. This year's theme is "Hear the beep where you sleep: Every bedroom needs a working smoke alarm." The fire marshal's office has two full-time inspectors and one part-time inspector. If any resident needs help installing a smoke detector or changing batteries, they should contact the fire marshal's office. The fire marshal's office checks township businesses in an effort to keep everyone safe in the work place. To date they have performed about 800 inspections. For more information, please contact the fire marshal's office at 215-949-9000, x250 or send an e-mail to [rdippolito@fallstwp.org](mailto:rdippolito@fallstwp.org).

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

No one signed in for public comment.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 53 OLD LOCUST  
AVENUE – TMP # 13-032-044 – INSTALL 6' RED CEDAR FENCE  
ALONG THE SIDE OF THE PROPERTY**

Member Boraski moved to approve the Certificate of Appropriateness for 53 Old Locust Avenue – TMP # 13-032-044 to install a 6' red cedar fence along the side of the property; Member Dence seconded the motion; all board members were in favor. (4-0)



**ITEM # 3    CONSIDER ADOPTING ORDINANCE AMENDING CHAPTER 209, SECTION 7, TO AMEND THE ZONING MAP, BY REZONING CERTAIN LANDS IDENTIFIED AT TMP # 13-020-306 FROM NCR – NEIGHBORHOOD CONSERVATION RESIDENTIAL DISTRICT TO IN – INSTITUTIONAL DISTRICT**

Chairman Harvie introduced this item. The property to be rezoned is owned by the Walsh family. Mr. Thomas Hecker, who represents the applicant, said this parcel is about 1 acre. Mr. Hecker gave a brief description of the property and intended use for this parcel. There will be townhouses and two apartment buildings. This is an age-restricted community. Member Galloway moved to approve Ordinance # 15-7, amending Chapter 209, Section 7, to amend the Zoning Map, by rezoning certain lands identified at TMP # 13-020-306 from NCR – Neighborhood Conservation Residential District to IN – Institutional District; Member Dence seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 4    CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR EXTERIOR PAINTING AT THE THREE ARCHES HISTORICAL BUILDING**

The board had a discussion about work needed at the Three Arches historical building and how they wish to proceed with this project. Mr. Brian Andrews was present for the discussion. The board spoke about a proposal from Mr. Wesley Sessa from 18<sup>th</sup> Century Restorations, Inc. Mr. Sessa was available to answer questions. Ms. Gallagher said the sump pump repair would need to be pulled out of this proposal as well as the painting. Mr. Boraski said this is a lot of money. He believes this should go out to bid to see if we can get any other bids to compare this to. Member Dence said he knows some of the history of this. There is work that has needed to be done for quite some time and finding someone who is certified to do this type of work is very difficult. Member Dence said Mr. Sessa walked through the building and then provided us with a menu of repairs and preventative maintenance items. There is a lot of upkeep involved. There was a local guy who did the roof, but he is not able to do any further work. As far as the price, we have nothing to compare this work to. Member Dence said we can put this out to bid, but he doesn't know if anyone will respond. Ms. Gallagher spoke about the Responsible Contractor Ordinance (RCO) which is triggered any time you spend \$10,000 or more on a project. Ms. Gallagher said the work that is listed requires a certain level of expertise. Once this goes out to bid, you have to award the contract to the lowest responsible bidder. Mr. Sullivan said they have to be able to show that they have done projects in a similar nature or include certain specifications. Mr. Sessa said he is aware of the necessary protocol. When he attends a pre-bid meeting, it is because he has already met the criteria of certain traits. He is required to list the artisan employee, the jobs he has worked on, the architect has to approve them, and they don't even make it to the pre-bid meeting unless they meet the guidelines. Member Boraski asked about the price increase. Manager Gray said the price went from \$71,000 to \$92,000 and is due to prevailing wages. Ms. Gallagher said instead of going out to bid you



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can do a request for proposal for historical work. Member Dence moved to approve authorization to advertise for exterior painting at the Three Arches historical building; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 5 CONSIDER RESTORATION WORK AT THE THREE ARCHES HISTORICAL BUILDING**

Member Boraski moved to authorize Ms. Gallagher and Mr. Sullivan to work to put together a request for proposal for the Three Arches historical building; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDER PROPOSAL FROM BOUNDLESS TRAINING & CANINE PET SERVICES FOR DOG TRAINING IN THE FALLS TOWNSHIP COMMUNITY PARK**

Ms. Katie Brennan, from Boundless Training & Canine Pet Services, submitted a proposal that would allow her to utilize the community park for her business of training dogs. All dogs will be leashed and they will not use the dog park for the training. There will be an 80/20 split between Ms. Brennan's business and the township. Member Dence moved to approve the proposal from Boundless Training & Canine Pet Service for dog training in the Falls Township Community Park subject to finalization with the solicitor's office; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 MINUTES – SEPTEMBER 15, 2015**

Member Galloway moved to approve the minutes for September 15, 2015; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 EXECUTIVE SESSION – There was no Executive Session held.**

**ITEM # 9 MANAGER COMMENT**

- A. Member Galloway moved to approve the escrow release for Land and Sea in the amount of \$5,529.45; Member Dence seconded the motion; all board members were in favor. (4-0)
- B. Member Galloway moved to approve the escrow release to Peruzzi in the amount of \$4,446.64; Member Dence seconded the motion; all board members were in favor. (4-0)
- C. Manager Gray said for the road program, 28 trees have been requested to be planted for residents. The board received three quotes for this work. They are: Marrazzo's in the amount of \$16,630; WDB Landscaping in the amount of \$10,500; and Greenscape Landscaping in the amount of \$13,300. Member Dence moved to approve the purchase of 28 trees from WDB Landscaping, in the amount of \$10,500; Member Galloway seconded the motion; all board members were in favor. (4-0)

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- D. Member Dence moved to approve Resolution # 15-26 to deny the land development project for The Brickman Group; Member Boraski seconded the motion; all board members were in favor. (4-0)
- E. Waste Management will have a Bulk Disposal Day on Saturday, October 17<sup>th</sup> from 7-11 a.m. for residents and homeowners of Falls Township and Tullytown Borough. For more information, please call 1-800-869-5566.
- F. Any tow operators desiring to be licensed in the township must file an application on or before November 30, 2015. The application is on file with the township manager's office or on-line at [www.fallstwp.com](http://www.fallstwp.com).

**ITEM # 10 BOARD COMMENT**

Member Dence – no comment.

Member Borsaski said Fallsington Day is this Saturday, October 11<sup>th</sup>. The Fallsington Elementary School PTO will have games and crafts from 10 a.m. until 4:30 p.m. This benefits the PTO and the school.

Member Galloway – no comment.

Chairman Harvie announced the event Jerry Blavat to benefit Levittown Fire Co. No. 1. The date is Saturday, October 17<sup>th</sup>. For more information, please call 215-791-1309 or 215-945-4231. Chairman Harvie said we have had discussions with residents about Thornridge and Lower Bucks Joint Municipal Authority about their water. The authority has been on Thaliabush trying to put in new pipes and fix the problem. Chairman Harvie asks residents to let the township know if there is anything out of the ordinary going on. Please do not assume that the township already knows about the situation.

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 8:05 p.m.

  
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Jeffrey Rocco, Secretary