

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

ROBERT HARVIE, JR., CHAIRMAN	PRESENT
JEFFRY DENCE, VICE-CHAIRMAN	PRESENT
JEFFREY ROCCO, SECRETARY-TREASURER	PRESENT
BRIAN GALLOWAY, SUPERVISOR	PRESENT
JEFF BORASKI, SUPERVISOR	PRESENT

The meeting commenced at 7:04 p.m. with roll call and salute to the flag. All Board members were present. Also present were Township Manager Peter Gray, Finance Director Betsey Reukauf, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

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

Mr. David Lane spoke about his letter to the Editor which appeared in the Bucks County Courier Times. His intention was not that Falls Township was against the military; he wanted to stress that any military should be able to go to the Pinewood Pool for free. He did not mean any harm to anyone in Falls Township, the board, and Mr. Lane apologized to Chairman Harvie. Mr. Lane does not believe there would be a large number of military personnel going to the pool and it would make sense to change the rule and not charge them. Chairman Harvie said any resident of Falls Township who is active military can go to the Pinewood Pool free of charge. The gentleman, who visited the pool, went with his family and was charged \$20. We reached out to him to refund the money, but he said the policy was fair and declined the refund. Chairman Harvie said this is something we spoke about before and they take a look at fees from time to time. It is certainly something they can continue to take a look at. Mr. Lane had a suggestion to create a roster or list of anyone who is out of work and when new companies come to the township, they can look at the list for possible new hires.

Mr. Roland Kenney asked if the board spoke about hanging a picture of Mrs. Vislosky and Mr. Murphy. Chairman Harvie said they spoke about this briefly, but there have been dozens of people who have served in the township and have passed on. He understands the sentiment Mr. Kenney is trying to convey. Mr. Kenney asked about Falls Township getting the Earned Income Tax (EIT) and said Bensalem just enacted this. Mr. Kenney wished everyone a good night.

Mr. Anthony D'Amico spoke about the old Acme property. He is happy with the result and thanked the board for their support. During this process of Mr. D'Amico disputing this project and obtaining party status, he is disappointed with being named in a lawsuit. Mr. D'Amico said he is a decorated veteran and was sad to hear that he would have been sued.

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Chairman Harvie said the lawsuit that Mr. D’Amico is talking about does not involve Falls Township at all.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 98 MAIN STREET –
TMP # 13-020-263 – REPLACE ROOF**

Member Dence moved to approve the Certificate of Appropriateness for 98 Main Street to replace the roof; Member Rocco seconded the motion; all board members were in favor. (5-0)

**ITEM # 3 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR
AMENDMENT TO CHAPTER 209 - ZONING**

Mr. Clarke said this is a proposed amendment to Chapter 209 amending Sections 5, 12, 23, and Subsection B. This would address the use of group homes and sober living environments within the township. We have been looking at our current ordinance and current law to determine what is permissible and what we are allowed to do with regard to regulating group homes and environments. It is against Federal law to prohibit these types of housing or living environments and if we tried to do that, we could be exposing the township to liability. We can place reasonable restrictions and guidelines on these types of facilities and that is what we have done with this ordinance. This will clarify the definition of family and include definitions for group homes and sober environments. We are confident that this ordinance is compliant with Federal law and will also help to address concerns by some residents. Member Galloway said we want to welcome the opportunity for people to have group homes within the township and this seems like a reasonable procedure for allowing it. Chairman Harvie said just about a week ago, there was a meeting in Bristol Township and there were about 150-200 Bristol Township residents as well as community leaders attending this meeting. There are about 100 halfway/sober homes in Bristol Township. We have two and another one opening in our township. We have concerns because our ordinance has needed to be upgraded for this type of facility. A group home is for mental or physical disabilities, for example, someone with Down Syndrome who cannot live on their own. That is different than a halfway house/recovery house/sober living location which is people who are living there voluntarily or by court order. We are very conscious of residents’ concerns. As Mr. Clarke has said, we cannot say we are not going to have these in our township, but we can think about how we can zone these facilities to operate and operate successfully, but also take into consideration the rights of property owners. Member Boraski moved to authorize advertisement for amendment to Chapter 209 – Zoning; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 4 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR
AMENDMENT TO CHAPTER 191 – SUBDIVISION AND LAND
DEVELOPMENT**

Ms. Gallagher said this proposed change would clean up some of the provisions of the ordinance and will bring the ordinance in line with current procedure. Member Rocco moved to authorize advertisement for amendment to Chapter 191 – Subdivision and Land

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Development; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 5 DISCUSSION ON THE 2016 PROPOSED BUDGET

Member Rocco moved to open public comment; Member Dence seconded the motion; all board members were in favor. (5-0) Mr. Guido Mariani had some comments and suggestions for the board. He said host fees continue to be a major source of funding for our budget and our reliance this year is \$13.8M. Normal operating expenses should be solely supported by taxes. Making long-term commitments, based on future host fees, is a risky business decision. Since we are beginning employee contract negotiations, he wants employees to receive fair and equitable compensation and benefits, but to stay within industry standards. Mr. Mariani spoke about pension costs and healthcare costs. He said these kinds of costs are why we need a version of the Federal Grace Commission. Mr. Mariani asked about some money that was listed in the budget for the road improvements and the drainage improvements that we paid to T&M in 2015, but is listed in the 2016 budget. Chairman Harvie said that \$400K was architecture fees – all the plans for the building are very close to being completed. They did approve the plans for the road program and the drainage situation and they did that knowing that they would not spend the money until January. Mr. Mariani said in regard to the \$166,718 for the New Falls Road sidewalk, he still believes it is a down payment for a long-term plan to put sidewalks on both sides of New Falls Road and he thinks this will be done in excess of \$1M for non-existent pedestrians. Mr. Mariani suggests removing this item from the budget and using that money toward leaf collection which would benefit all township residents. Mr. Mariani would like to see Falls Township become self-sufficient without host fees. Member Dence moved to close public comment; Member Galloway seconded the motion; all board members were in favor. (5-0) Chairman Harvie said they received notification of a part-time employee leaving. He asked if that position were to be made full-time, would it affect advertising of the budget. Mr. Clarke said no.

ITEM # 6 CONSIDER PURCHASE OF A NEW VEHICLE FOR THE POLICE DEPARTMENT

Lt. Hank Ward provided information about the purchase of a Dodge Charger for the police department. Member Galloway moved to approve the purchase of a Dodge Charger, from the Co-Stars list and purchased from New Holland Auto Group, in the amount of \$35,688.44; Member Rocco seconded the motion; all board members were in favor. (5-0)

ITEM # 7 MINUTES – NOVEMBER 17, 2015

Member Dence moved to approve the minutes for November 17, 2015; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 8 EXECUTIVE SESSION

Mr. Clarke said prior to the meeting, the board discussed several matters of personnel. The board will go back into Executive Session at the conclusion of tonight's meeting.

ITEM # 9 MANAGER COMMENT

- A. Member Dence moved to approve the time extension to February 15, 2016 for the land development project at 115 Lincoln Highway; Member Boraski seconded the motion; all board members were in favor. (5-0)
- B. Member Dence moved to approve the time extension to March 31, 2016 for the New Seaview/Lubricycle project at 150 Solar Drive; Member Galloway seconded the motion; all board members were in favor. (5-0)
- C. Breakfast with Santa will be held on Saturday, December 12th from 9 a.m. – noon at the Falls Township Senior Center. Parents Night Out will be held on December 18th from 6-9 p.m. at the Walt Disney Elementary School. For more information, please contact the Parks and Rec Department at 215-949-9000, x221.

ITEM # 10 BOARD COMMENT

Member Rocco – no comment.

Member Dence – no comment.

Member Boraski said this past weekend, Falls Township held the Inaugural Turkey Kickball event. The proceeds from this event went toward the Bucks County Housing Group. On December 5th, from 4-7 p.m. at the Annual Falls Township Tree Lighting Ceremony at the Three Arches, there will be an opportunity to help those in need by donating non-perishable items. These items will be donated to local food pantries.

Member Galloway – no comment.

Chairman Harvie said there will be one more leaf collection day, scheduled for December 12th. Holly Nights at Pennsbury Manor will be held on December 3rd and 4th. The Holiday House Decorating Contest is accepting nominations for the “extreme” and “classic” categories. Nominations will be accepted until Monday, December 21st. Chairman Harvie thanked Ms. Jennifer Bacardo who had served on the Shade Tree Commission. If anyone is interested in that open vacancy, please submit a letter of interest to the township. Chairman Harvie said this coming Sunday is the first day of Hanukkah. He wishes a Happy Hanukkah to our Jewish residents.

Member Dence moved to adjourn the meeting; Member Rocco seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 7:55 p.m.



Jeffrey Rocco, Secretary

