

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

The meeting commenced at 7:06 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

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

Mr. Matthew Gartner said he is on the Parks and Rec Board. The board submitted three ideas for the open space project and they were rejected. Mr. Gartner wanted to receive some information in regard these ideas. Chairman Harvie said they spoke earlier about this because they knew it was a concern. For Quaker Penn Park – they are in favor of this. The manager should be getting in touch with Mr. Andrews. The other ideas were for the Trenton Road Park and an outdoor exercise facility at the Falls Township Community Park. Member Rocco said the idea of exercise equipment seemed like an interesting idea, but it seemed like a little too much for the park. It didn't seem like it was the right fit. Member Rocco said as far as the Trenton Road Park, we are currently having problems back there as it is isolated so they were not in favor of that. Member Boraski said he thinks there was a lack of feedback. Chairman Harvie mentioned about having stations at various areas around the walking path and for him, he would like to see the equipment spread out. A lot of what this is would be interval training. He liked the idea, but did not like the fact it would all be in the same spot. Member Dence spoke about parking in that area as well. Member Galloway said he is familiar with the area of the Vermilion Hills project. He thinks it is a good idea, but the location is remote and thinks there may be some difficulty with getting to the area. Chairman Harvie apologized for not having communicated their concerns to the Parks and Rec Board.

Mr. Dan Kerney (Yardley Avenue, Fallsington) brought up a concern about a business that is operating behind the Falls Township Fire Company. They run heavy equipment and it is very loud. Mr. Kerney said this has been going on for over a year now and the area is not zoned for what they are doing (trash daddy service). Mr. Kerney said he reported this to the township and has not received any feedback. Member Dence said they have been cited. Mr. Clarke said they were given a denial letter for the use and told to go to Zoning. They

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were told to cease and desist for what they are doing. If they ignore this, the township may have to take the matter to Doylestown. Mr. Kerney also spoke about the continuously loud sirens from the fire trucks and people walking around the Fallsington Park and the American Legion after dark. The township will look into these matters.

Ms. Madeline Nicholetti-Kurtz spoke about a neighbor on Nutmeg Lane who has a boat, large vehicles, and a trailer that they park in the street. She said the trailer is very long and she is concerned about the safety of children playing in the neighborhood. Ms. Nicholetti-Kurtz said the neighbor also parks their truck in the driveway, but it blocks the sidewalk. Chairman Harvie said they will report this to the police and Code Enforcement and address the issue.

Kathy asked if the trailer is allowed to be on the island between the sidewalk and the street. Chairman Harvie said that area belongs to the homeowner. Kathy asked if they were in violation of 209-42. Chairman Harvie said they will look at the Zoning Code and see if there are any violations.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 65 OLD LOCUST AVENUE – TMP # 13-032-063 – ADD TWO WINDOWS TO A PREVIOUSLY APPROVED ACCESSORY STRUCTURE**

Member Dence moved to approve the Certificate of Appropriateness for 65 Old Locust Avenue, TMP # 13-032-063, to add seven windows (not two) to the structure; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 3 CERTIFICATE OF APPROPRIATENESS – 9 OLD LOCUST AVENUE – TMP # 13-020-269 – REPLACE PLAYGROUND FENCE – 4 FT. WOODEN FENCE WITH 4 FT. WHITE VINYL FENCE**

Member Boraski moved to approve the Certificate of Appropriateness for 9 Old Locust Avenue, TMP # 13-020-269, to replace the playground fence; Member Rocco seconded the motion; all board members were in favor. (5-0)

**ITEM # 4 ST. JOSEPHS COURT – PRELIMINARY & FINAL LAND DEVELOPMENT – 9172 NEW FALLS ROAD – TMP # 13-024-001 AND TMP # 13-020-306**

Mr. Tom Hecker represents the applicant. He is here this evening with Mr. Mark Havers (Project Engineer from Pickering, Corts & Summerson) and Monsignor McCormick from St. Francis Cabrini Church. Also present are the principals of the project, Mr. John McGrath and Mr. Patrick Flanagan. Mr. Hecker said this project has been before the board on several occasions. They are here this evening for preliminary and final land development. Mr. Hecker said his clients develop age-qualified communities throughout Bucks County. This plan shows 62 townhouses and 14 flats (single-story residential units). Both of these are available for purchase. There are two 2-story apartment buildings

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containing 24 units each. There is also a clubhouse incorporated into this plan. Each of the townhouses being constructed will have 2 parking spaces side-by-side in the driveway as well as a garage. The plan provides for storm water management – 2 wet basins which will be operated and maintained by the homeowner's association. The association will also provide snowplowing, lawn cutting, and landscaping. The public offering statement will set the budget for the association. There is an initial fee that will be collected as well as a monthly fee that is collected. Member Galloway asked if the 14 flats are located near the water retention basin. Mr. Hecker said yes. Mr. Hecker reviewed the waivers for this project. They relate to sidewalks; parking; disturbance to watercourse; wetland disturbance; street centerline radius; secondary streets intersecting on the same side of a major street at intervals of less than 800 feet; straight course of 50 feet for approaches to an intersection from the future ROW line of the intersection street; driveways to be located within 40 feet of nearest intersecting street corner; and features within 200 feet of the project site. Mr. Hecker said they would provide an aerial view of the site. If there is a concern by the fire marshal on these waivers, they will adjust the plan accordingly. Member Rocco asked about the cost and schedule. Mr. Hecker said if everything falls into place, they would close on the property at the end of this month. Upon closing and agency approvals, they will be entered into the development agreements with the township and start work. Site work would start as soon as possible. There are no issues with the DEP and there is nothing on the horizon that looks like it would delay this project. They would begin with townhouse construction and the clubhouse, then halfway through, they would commence work on the apartments. The entire project would take about a year and a half. The price of the townhouses would be in the range of \$270K-\$325K. There are a couple of different options for the homes. The flats have 2 bedrooms and 2 baths. The board spoke about the flood plain. They will re-map the flood plain to what FEMA is saying it is now. The flood plain changes are scheduled to be done around March. The storm water basins will have fountains and fencing. Mr. Sullivan had no concerns over the storm water management for this property. Member Boraski asked about the cut-through of Thornridge Way. There will be a guardrail at the end of the street and signage. The board expressed concern about traffic. This plan has two primary entrances and one emergency entrance. Mr. Hecker said some people still work, but they have different hours than rush-hour traffic. Mr. Clarke said the roads and storm water facilities will not be dedicated to the township and this needs to be clear to the homeowners. They will not plow and they will not repair the roads. If the township is forced to do any maintenance on the storm water facilities, we will put a lien on the property. Mr. Hecker said he would provide Mr. Clarke with a copy of their documentation addressing these topics. Member Galloway moved to approve Resolution # 16-36 for St. Josephs Court, preliminary and final land development, 9172 New Falls Road, TMP # 13-024-001 and TMP # 13-020-306; Member Boraski seconded the motion; all board members were in favor. (5-0)

There was a break in the meeting at 8:15 p.m. and the meeting reconvened at 8:20 p.m. Member Rocco left the meeting due to a work commitment.

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**ITEM # 5 CONSIDER AUTHORIZING THE TOWNSHIP MANAGER TO FINALIZE AWARD FOR BID FOR THE 2016 FALLS TOWNSHIP ROAD PROGRAM, HOWLEY DRIVE RESTORATION PROJECT**

Manager Gray said Bustleton Services was the low bidder for this project, in the amount of \$18,990. Member Dence moved to authorize the township manager to finalize the award for bid for the 2016 Falls Township Road Program to Bustleton Services in the amount of \$18,990; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDER PURCHASE OF A NEW HVAC SYSTEM FOR THE FALLS TOWNSHIP SENIOR CENTER**

Manager Gray said bids were received as follows: Ray Litwin Heating and Air Conditioning in the amount of \$11,600; Good Air Conditioning & Heating in the amount of \$13,000; and JC Heating & Cooling in the amount of \$11,814. Member Dence moved to award the purchase of a new HVAC system for the Falls Township Senior Center to Ray Litwin Heating and Air Conditioning in the amount of \$11,600; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDER RESOLUTION FOR THE SALE OF TOWNSHIP SURPLUS VEHICLES**

Manager Gray reviewed the list of surplus vehicles. Member Dence moved to approve Resolution # 16-37 for the sale of township surplus vehicles; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 MINUTES – OCTOBER 3, 2016**

Member Dence moved to approve the minutes from October 3, 2016; Member Boraski seconded the motion; all board members were in favor with the exception of Member Galloway who abstained from the vote since he was absent at the October 3, 2016 meeting. (3-0-1)

**ITEM # 9 ENGINEERS REPORT**

Mr. Sullivan said milling has begun on Mill Creek Parkway. For Howley Drive, the gas main and service work will take about two weeks. After that, mill and overlay will begin. For the 2013 Road Program, all punch list items have been completed. Member Galloway moved to approve the September Engineers report dated October 13, 2016; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 10 BILL LIST**

Member Dence moved to approve the bill list in the amount of \$1,834,477.98; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 11 EXECUTIVE SESSION**

Mr. Clarke said prior to tonight's meeting, the board held an Executive Session to discuss a personnel matter and two matters involving collective bargaining negotiations.

**ITEM # 12 POLICE CHIEF REPORT**

- Chief Wilcox said the police department will address the problems mentioned earlier in the meeting.
- The Annual Drug Take Back Day will be held on October 22<sup>nd</sup> from 10 a.m. to 2 p.m.
- The Great Shredder Event will be held on October 29<sup>th</sup>. This is open to Falls Township residents and there is a limit of six bags each.
- The police department hiring process is underway. Six candidates have been interviewed and several are moving onto the second step.
- Chief Wilcox thanked the Traffic Committee, Lt. Arie, the Board of Supervisors, and Member Dence who were all instrumental in dealing with some traffic issues.
- The budget for the police department has been completed and turned in.
- D.A.R.E. is ongoing in the schools.
- Chief Wilcox said mischief night and Halloween have not been problems, but the police department will still have a strategy in place.
- They are in their sixth week for the Citizens Police Academy.
- Chief Wilcox said they have been meeting with Sherwood Taylor, members of the school district, our S.W.A.T. team, and our patrols to continue active shooting training.
- Chief Wilcox said in regard to the clown issues, our police department is doing due diligence and most of the clown issues have been fueled by social media.

**ITEM # 13 MANAGER COMMENT**

- A. Manager Gray said there has been a reduction of \$12,711.14 in the total cost of the New Falls Road sidewalk project.
- B. Member Dence moved to approve escrow release # 2 for Morrisville Commons in the amount of \$90,733.50; Member Boraski seconded the motion; all board members were in favor. (4-0)
- C. Manager Gray announced new businesses in the township. They are: Gabes and Commercial Trailer Leasing, Inc.
- D. Manager Gray has mylars ready for signature for Morton Salt and Gelest.

**ITEM # 14 BOARD COMMENT**

Member Dence said Roland Kenney and Guido Mariani have not been to several meetings. He hopes they are okay and sends his regards.

Member Boraski – no comment.

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Member Galloway – no comment.

Chairman Harvie thanked the staff for all of their efforts. Chairman Harvie said they are wearing pink ties in support and recognition of breast cancer awareness month. There are roughly 230,000 new cases each year and 40,000 breast cancer deaths. It is important to get regular exams for males and females. Early detection is key.

Member Dence moved to appoint Mr. Mary Leszczuk to the longest available term on the Planning Commission; Member Boraski seconded the motion; all board members were in favor. (4-0)

Member Boraski moved to adjourn the meeting; Member Dence seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:37 p.m.



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Jeffrey Rocco, Secretary