

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting commenced at 7:09 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 Joe Jones.

**DISCUSSION FROM JUDE MARTIN CIANFANO FROM LOWER BUCKS
COUNTY CHAMBER OF COMMERCE**

Mr. Minesh Pathak is the Executive Director at the Lower Bucks Chamber of Commerce, located at 409 Hood Boulevard. They have a little over 1,000 members and cover 22 municipalities. They are committed to the community, advocating to businesses and for businesses.

Mr. Bill Koelewyn is the manager of the business and office park at 225 Lincoln Properties. For the year 2018 to 2019, he is the elected Board Chairman. The Lower Bucks County Chamber of Commerce was founded in 1958 and they just celebrated their 60th anniversary. The majority of their members are small- to medium-size businesses, but also include many larger organizations. They are considered the largest and most active chamber in Bucks County. Their mission is to help businesses with programs that educate, advocate, and provide networking opportunities. They educate through programs like the Young Professional Summit, Leadership Bucks County, Future Leaders Programs, Women in Business, camps in conjunction with the community college, as well as a keynote monthly breakfast. Their next keynote subject is on human trafficking, presented by Network of Victims Assistance (NOVA), and will be held on February 14th. They network through monthly business card exchanges, speed networking, and at every meeting and event, they bring people together so that they can find ways of doing meaningful business. Mr. Koelewyn said they wish to recognize Falls Township for its initiative of the “Live Here, Spend Here” program. He sees the orange and green stickers displayed and having the directory of businesses available on the township website is a great way for those who live here to do business together. The Lower Bucks Chamber of Commerce would like to open a discussion with Falls Township on how we can add value to the initiatives already in place. The chamber wishes to be an advocate for Falls Township, to understand the why of township services, taxes, and regulations by providing information to our members on navigating the licensing and permitting process and to get businesses to realize how

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business friendly Falls Township really is. We think that together, we can combine forces to attract and welcome more businesses into Falls Township.

Ms. Jude Martin-Cianfano thanked the board for allowing them to be here tonight. If there are any businesses who would like to connect with them and be their guest, they would love to have them. We are asking our members to think chamber members first, and to also support the local small businesses.

Chairman Harvie said that over the past several years, following the leadership of Member Dence with the Live Here, Spend Here program, we are trying to make Falls Township even better. Some of the complaints we get are in regard to vacant areas in the township and store fronts that sit empty for a while. Anything we can do to alleviate empty stores or eyesores would be a good thing. Member Dence said their first meeting is in the next couple of weeks and he will be sure to invite the Chamber of Commerce to their meeting.

PRESENTATION OF AWARDS FOR THE HOLIDAY HOUSE DECORATING CONTEST WINNERS

Mr. Brian Andrews announced the winners for the 2018 Holiday House Decorating Contest. They were 24 Poplar Lane (first place); 81 New School Lane (second place); and 855 Trenton Road (3rd place). The winners were presented with certificates and gift cards.

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

Mr. Donald Markert thanked the board for the opportunity to speak this evening. His comments are a continuation from remarks he made at a previous meeting. Mr. Markert said he worked in industry for about 42 years. He worked at U.S. Steel and also Rohm & Haas in Bristol. Mr. Markert said he is suspicious about Elcon's claim to convert 99.9% of their product, especially because of the emissions, storage tanks, and transportation issues and are not counted in that 99.9% conversion rate. Mr. Markert spoke about equipment automation and reliability of equipment as it pertains to converting chemicals. He sees that Elcon relies heavily on process automation. One of Mr. Markert's major concerns is that when he looks at a Falls Township map and a radius of 5 miles of the proposed Elcon location, every school, with the exception of a couple, are located in that 5-mile radius and they would be adversely impacted by an upset at the Elcon facility. If you expand that further and you look at daycare, recreational areas, and sports fields, they are all located closer to Elcon than his own home. Mr. Markert finds this very disturbing. You have to be very concerned because over time, there is an extremely large amount of material that gets deposited into Falls Township. Mr. Markert spoke of his experience as a maintenance technician and the operation and aging process of equipment. The Rohm & Haas plant was over 100 years old when he was working there. Mr. Markert urges the board not to approve the Elcon permit.

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Ms. Sharon Furlong said it has come to her attention that an area near the proposed Elcon site has threatened rare and/or endangered species of plants and turtle. The Biles Island area was surveyed a number of times, completed and published in a 465-page report titled, "Natural Areas Inventory Update," by the acknowledged scholars Dr. Ann Rhoads and Dr. Timothy Block, released in March of 2011. The authors spoke about a threatened ecosystem, fresh water tidal marsh, where plants and organisms evolved to be able to endure and thrive while being inundated to water two times a day as well as survive being exposed to wind and sun when not submerged. There are 14 plants that scientists have identified as special inhabitants of this almost gone kind of natural place. Of these 14 plants, Biles Island has at least five of them. They include Indian Wild Rice, Smith's Bulrush, Awl Leaf, and Threadleft Arrowhead. In addition, the Red Belly Turtle can also be found at Biles Island. It is considered both vulnerable and imperiled, which is another way of saying endangered. Biles Island and its banks are on Biles Creek which is so close to the proposed Elcon site. The entire ecosystem that the entire island represents is imperiled. The only other area of this kind not completely destroyed or poisoned beyond redemption, other than Biles Island, is the nearby marsh edges of Neshaminy Creek State Park. The rest are gone and are probably gone forever. Ms. Furlong spoke about the ramifications of removing just one species as well as the elimination of the buffalo and how it affected the Great Plains. She said we need to make decisions based on caution.

Ms. Adrienne Morgado (Wrightstown) spoke about the passing of Samuel Snipes. She was surprised to hear that he was a major force in keeping a nuclear power plant out of the Delaware River basin in the area of Burlington. He had that kind of foresight all those years ago. Ms. Morgado said we have a group of people who have great concern over the proposed Elcon facility. Ms. Morgado said she would like to see support for this group.

Ms. Lynne Krysa said she is a Bucks County resident. Big business is polluting our air and water and causing a rise in asthma and cancer rates. Ms. Krysa asks the board to please do the right thing for the people in our township and beyond.

Ms. Natalie O'Donnell (Middletown) said she is very concerned about Elcon. She has followed them for three years. The more she learns about Elcon, the more scared she gets. This subject makes her attend this meeting and say to please educate yourselves and learn more about who this company is and what they want to build here. Ms. O'Donnell said there is an informational meeting being held at 7 p.m. on February 6th at the Friends Meetinghouse, located at 9300 New Falls Road. It is an open, friendly meeting. She encourages the public to attend to learn who Elcon is, and why we have a right to have them not build here.

Mr. Steve Cickay asks why Elcon wants to come here. Mr. Cickay said he looked at their website and it looks like it is very outdated. It reports that Elcon is working to have plants in Europe and are working in the United States. He clicked on it and it listed Falls Township and said a new plant will be operational in 2015. It is now 2019. On their website, it said they have support from unions. There is one union letter from Local 13. It talks about support from industry. They have support from the Chemistry Council of New

Jersey, which represents manufacturing. Mr. Cickay said their website gives you an impression of how they portray themselves. This is a company that we are supposed to trust with these complicated procedures that could poison our water and air. They need to be highly scrutinized. Mr. Cickay said he doesn't know why they would come to Falls Township. Mr. Cickay spoke about Marcel Groen, a Montgomery County Democratic Chair who was asked to step down at the request of Governor Wolf. Mr. Cickay said there are power politicians above you that may have an interest in this plant, but some of those powers have come and gone. Hopefully, you will represent the people and do the right thing.

Chairman Harvie said as of right now, we have no application from Elcon in front of us. They are still in front of the DEP. After a very lengthy review letter, Elcon asked for a 30-day extension to comply with everything they were being asked to answer. A DEP review could last nine to twelve months or longer. Anything that does happen will be open to the public and people will be allowed to speak.

**ITEM # 2 CONSIDER NOTICE OF INTENT TO AWARD BID FOR THE
QUAKER PENN PARK ELECTRIC AND CAMERA INSTALLATION
PROJECT**

Manager Gray said the township opened bids on December 7, 2018 in regard to the Quaker Penn Park electric and camera installation project. The bids were as follows: Zsenak Electric (\$60,200); RF Design & Integration, Inc. (\$62,858); Fidelity Alarm (\$68,495); and Meridian Property Services (\$71,308). Mr. Jason Lawson said they have cleared along the waterfront and added a new recreational area. They have lighting which was more toward the boat ramp and not the fields. This will light up the area where it was not previously lit. We added a compost toilet and we are also adding five or six cameras. We hope the public will use the park more than in previous years. Chairman Harvie said all four of the bidders had some sort of error in their submissions. At this time, the board can reject all the bids or award the bids to one of the other three bidders. Member Rocco moved to reject the lowest bidder, Zsenak Electric, due to fatal errors with the bid; Member Galloway seconded the motion; all board members were in favor. (5-0) Member Rocco moved to issue the notice of intent to award the bid for the Quaker Penn Park electric and camera installation project to RF Design & Integration, Inc. in the amount of \$62,858, as the next lowest bidder; Member Galloway seconded the motion; all board members were in favor with the exception of Member Dence who voted no. (4-1)

**ITEM # 3 CONSIDER PURCHASE OF VEHICLES FOR THE PUBLIC WORKS
DEPARTMENT**

Manager Gray said the Public Works department has budgeted for and is requesting board consideration for the purchase of two Ford F250 utility body trucks and one Ford 350 crew cab. The price for all three trucks is \$127,491. They are replacing vehicles that were sold by Municibid. Member Galloway moved to approve the purchase of three vehicles from

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Koch 33, for the Public Works Department in the amount of \$127,491, pending solicitor review; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 4 CONSIDER PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES FROM JONES ENGINEERING ASSOCIATES FOR THE 2019 FALLS TOWNSHIP ROAD IMPROVEMENT PROJECT

Manager Gray said the township received a proposal from Joe Jones of Jones Engineering for professional engineering services for the 2019 Falls Township Road Improvement program. The proposal is in the amount of \$294,500. This will cover surveying and base mapping, core samples, engineering design, and bid administration for five roads. The roads are Fletcher Drive, Rice Drive, Lions Drive, Simons Drive, and Gilbert Drive. Member Dence moved to authorize the expenditure of \$294,500 to Jones Engineering Associates for professional engineering services for the 2019 Falls Township Road Improvement program; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 5 MINUTES – DECEMBER 18, 2018 AND JANUARY 7, 2019

Member Galloway moved to approve the minutes for December 18, 2018; Member Dence seconded the motion; all board members were in favor. (5-0) Chairman Harvie pointed out the correct spelling of two names on page 5 of the January 7, 2019 minutes. The names are Mr. Sonnie and Mr. Huot. Member Dence moved to approve the minutes for January 7, 2019, as amended; Member Boraski seconded the motion; all board members were in favor with the exception of Member Galloway who abstained from the vote. (4-0-1)

ITEM # 6 ENGINEERS REPORT

Mr. Jones said the culvert project is going as described. For Blough Road, we can get most of those homes out of the flood plain. There may be a little bit of a delay, but we will find out about homes on Blough Court. For the road program, Walton Drive is done. They will delay installation of sidewalks until the weather is more cooperative (above freezing). On Share Drive, storm sewer improvements are done. They will prepare for pouring the curb tomorrow on the even numbered side. Member Dence moved to approve the December 2018 engineers report dated January 11, 2019; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 7 BILL LIST

Member Rocco asked about the amount spent on advertising in the Bucks County Courier Times. This was about \$9,626 and was for the zoning advertisement as required by law. Member Galloway moved to approve the bill list for January 15, 2019 in the amount of \$1,989,639.50; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 8 EXECUTIVE SESSION

Ms. Gallagher said prior to tonight’s meeting, the board held an Executive Session to discuss several items of personnel and potential litigation.

ITEM # 9 POLICE DEPARTMENT REPORT

Lt. Ward reported on the following:

- A. The next Coffee With A Cop will be held on March 29, 2019 at 9:30 a.m. at the Falls Township Senior Center. There will be an agent from the Secret Service talking about senior fraud.
- B. The Chief for the Day program is going along well. Our first two Chiefs were from the Eleanor Roosevelt Elementary School.
- C. Lt. Ward said the Traks program is up and running. Our officers no longer have to hand-write citations; they will use a computer. They are still in the test phase but hope to be up and running by the spring.
- D. We will be starting the new Safety Net program. This replaces the Rapid Recovery program. The technology is better than what was previously used. There will be an improved signal in heavily wooded areas, inside buildings, and it also works in shallow water.
- E. For the year 2018, the police department had 21,300+ calls for service; 2,700 motor vehicle citations; 619 misdemeanor felony arrests; and 243 non-traffic citations.

ITEM # 10 MANAGER COMMENT

- A. Member Rocco moved to approve a \$6,000 donation to the following organizations: Levittown Continental Little League, Falls Soccer Club, Levittown American Athletic Association, and the Fairless Hills Athletic Association; Member Boraski seconded the motion; all board members were in favor. (5-0)
- B. Member Rocco moved to approve a \$6,000 donation to the St. Patrick’s Parade Committee; Member Dence seconded the motion; all board members were in favor with the exception of Member Galloway who abstained from the vote. (4-0-1)
- C. Manager Gray announced new businesses in the township. They include: McAllister Construction and John Beck Towing, LLC.
- D. Patient First mylars ready for approval.

ITEM # 11 BOARD COMMENT

Member Rocco – no comment.

Member Dence – no comment.

Member Boraski – no comment.

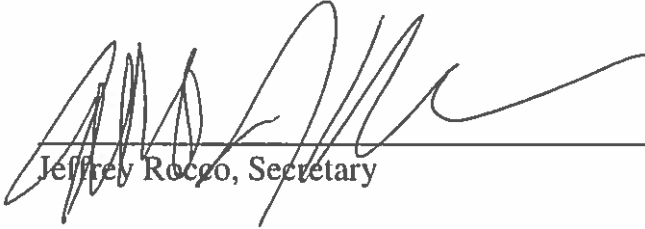
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Member Galloway – no comment.

Chairman Harvie moved to appoint Ms. Colleen Horn to the Park and Rec Board; Member Rocco seconded the motion; all board members were in favor. (5-0)

Chairman Harvie moved to appoint Member Dence to the Community and Economic Development Commission; Member Rocco seconded the motion; all board members were in favor. (5-0)

Member Dence moved to adjourn the meeting; Member Galloway seconded the motion all board members were in favor. (5-0) The meeting was adjourned at 8:13 p.m.



Jeffrey Rocco, Secretary

