

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS WORKSHOP SESSION**

**ROLL CALL:**

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| <b>JEFFRY E. DENCE, CHAIRMAN</b>         | <b>PRESENT</b> |
| <b>JEFFREY M. BORASKI, VICE-CHAIRMAN</b> | <b>ABSENT</b>  |
| <b>BRIAN M. GALLOWAY, SECRETARY</b>      | <b>ABSENT</b>  |
| <b>JOHN W. PALMER, SUPERVISOR</b>        | <b>PRESENT</b> |
| <b>ERIN M. MULLEN, SUPERVISOR</b>        | <b>ABSENT</b>  |

The meeting commenced at 5:35 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Members Boraski, Mullen and Galloway. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke and Township Engineer Joe Jones.

**ITEM # 1 MARRAZZOS STORAGE – 316-320 W TRENTON AVENUE – DRAFT SKETCH PLAN DISCUSSION**

Manager Takita said the proposed development is for a self-storage facility with offices in the front and second floor apartments to screen the self-storage area. This is just beyond the Marrazzo's Shopping Center. The developer and engineer are looking for feedback and would like to move forward with the land development portion of this project. Chairman Dence said it is a nice looking design. Member Palmer said this project fits in this area. They tried to make it fit more into the neighborhood. Manager Takita said the existing building that is there now will remain. Mr. Jones said it appears that there is limited area for storm water management but through the land development process, should it proceed, we will make sure they follow all of our Ordinances. Member Palmer wanted to be sure this is reviewed by the Fire Marshal.

**ITEM # 2 2219 FALLSINGTON-TULLYTOWN ROAD – DRAFT SKETCH PLAN DISCUSSION**

These are lots that are between Fallsington-Tullytown Road and Route 13. They call these movie lots. Mr. Clarke said this type of lot was given away. They tend to be smaller lots that were owned by another business. The idea is that no one can really develop them but as municipalities grew and space became less and less, people wanted to accumulate multiple lots in order to develop them. The proposed development is for five duplexes. Chairman Dence asked if they would need a lot of zoning relief. Mr. Jones said yes. They will need a setback off of Bristol Pike and they will need a use variance for residential. There have been phone calls and other proposals for these lots over the years.

**ITEM # 3 654 LINCOLN HIGHWAY – DRAFT SKETCH PLAN DISCUSSION**

This property was previously the Lincoln Garage. Manager Takita and area residents have met with the developer of this project to review the proposed four-story 55+ apartment

buildings, 48 units each. They did show us a drawing in the past that did not have enough parking but looks like they have made improvements. Manager Takita said they are showing a total of 187 spaces and 264 are required. Chairman Dence thinks there should be a minimum of two parking spaces per unit and they are currently at 1.94 spaces per unit. This was originally proposed as condos but the plans now read as apartments. Chairman Dence said before we give them any feedback, the rest of the board would need to review this. He would also like clarification on whether these will be apartments. Member Palmer asked if there is a big appeal for 55+ in this area. Mr. Clarke said he thinks sometimes a developer will say this is going to be 55+ because they are not trying to get any opposition from the school district. They can also argue that the need for parking is less and should be based on senior living, which is not the case. Why it is wanted, he doesn't know.

**ITEM # 4 BRISTOL/OXFORD VALLEY ROAD IMPROVEMENT PROJECT DISCUSSION**

There was no discussion on this item.

**ITEM # 5 CONSIDER PROPOSAL FROM COFCO FOR THE ADDITIONAL CHAIRS FOR THE MUNICIPAL BUILDING RENOVATION PROJECT – ACTION ITEM**

There was no discussion on this item.

**ITEM # 6 FRANKLIN KIRBY PARK REDEDICATION DISCUSSION**

Manager Takita said they have a proposal from the police department to do some fundraising for improvements at Kirby Park and then have a rededication. Their goal is to raise enough funding so everything would be funded. The park could use some cleaning and sprucing up, the path and basketball court are a little deteriorated and adding a footbridge would be a positive feature. Manager Takita said a flyer was put out about this project without us knowing about it, so he asked the Chief to pause on it until he got a better idea of what they were doing. PAFT will raise the funds but there will be township involvement.

**ITEM # 7 OTHER TOWNSHIP BUSINESS AS NEEDED**

There was no discussion on this item.

**ITEM # 8 EXECUTIVE SESSION**

There was no discussion on this item.

The meeting was adjourned at 5:50 p.m.



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Brian Galloway, Secretary