

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting commenced at 7:00 p.m. with roll call and salute to the flag. All Board members were present with the exception of Member Dence. Chairman Harvie said Member Dence is doing some work this evening on the Que for the Troops event. Also present were Township Manager Peter Gray, Police Chief William Wilcox, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

GRADUATION CEREMONY FOR THE CITIZENS POLICE ACADEMY

Chief William Wilcox welcomed everyone to the graduation ceremony for the Citizens Police Academy. He thanked everyone who attended this session and said the graduates are ambassadors to help us be a better community. Chief Wilcox thanked everyone who helped make it a success and said he appreciates all of the effort everyone has put in. Lt. Nelson Whitney thanked the board for allowing them to hold this academy. They had 13 sessions, held over 12 weeks. Lt. Whitney gave a summary of what the class reviewed during those 12 weeks. There will be a youth academy from July 15-30, 2015 and another full academy to be held starting on September 2, 2015. One of the attendees, Ms. Kim Foster, thanked everyone for a well thought-out program. She spoke of some of the things they did and quoted some comments from the other attendees. She is glad this class will continue. Ms. Foster presented Lt. Whitney with a plaque from the attendees. Chairman Harvie thanked the police department for all of the work they do. He said the graduates of the police academy are additional eyes and ears which is always a good thing.

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

Mr. Jamie Henderson said there have been a lot of things going on in the Pinewood section, including tire slashings over the past weekend. Mr. Henderson said he heard there was someone with a camera and asked if a picture would become available. Mr. Henderson asked if there could be more police presence in the area. Mr. Henderson inquired about starting a neighborhood community watch. Chairman Harvie apologized that these things are happening. He said this is something the police department is heavily involved in. Chief Wilcox said they are taking a very aggressive approach to this. The township is divided up and they have direct patrols in this area. He said Lt. Whitney is talking to the residents. Chief Wilcox will speak with Officer Yeager in regard to the town watch, who, in turn, will reach out to the residents. In regard to the photograph, Chief Wilcox said he

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cannot comment on that, but if it is shared, it will be shared through the newspaper and media. Officer Ward is talking to the media tonight about this problem and getting this out. If anyone has information or would like to speak to the police, please contact them. Chairman Harvie said periodically some people say some incidents are trivial so they don't report it. Everything should be reported because any piece of information might be a piece of the puzzle.

Ms. Joan Chiovitt said she has family who lives across from the Restoration Church where there was a recent fire. Two of the neighbors had their tires slashed. Ms. Chiovitt asked if the people in tonight's graduation ceremony would be able to do street patrols to assist the police department in finding a solution to the problem. Chairman Harvie said this program gives citizens an idea of what police work is like. They won't be out on the streets. The police department has always had patrols in the township. He doesn't believe that has changed much. Ms. Chiovitt said people fear for their safety. Chairman Harvie said it is an unfortunate thing that we hope never happens. Someone has to know the person doing this and they hope to have a timely solution to the problem.

ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 25 AND 27 LOWER MORRISVILLE ROAD – TMP # 13-020-303 & 13-020-304 – CHANGE HOUSE SIDING FROM CLAPBOARD SIDING TO VINYL SIDING

Manager Gray said that on April 27, 2015, the Historic Architectural Review Board (HARB) had a meeting in regard to an application for installation of vinyl siding at 25 and 27 Lower Morrisville Road. The decision of the HARB board was denied 3-0. They recommend keeping the existing clapboard exterior or using plank siding. The Board of Supervisors are asked to consider this item at this time. Mr. Rich Feldman said this is the second time he has been in front of the board about this. There are at least 7 homes within the historical district that have vinyl siding. His house is not historic; it is old and was built in 1890. Hardy plank is 35 to 40% higher priced than vinyl siding. He plans on using 4" Revere wood-grain vinyl siding which looks a lot like the hardy plank. Mr. Feldman spoke of how another homeowner in the area took a similar matter to court and won the right to install vinyl siding on their home. Mr. Feldman said it is a financial burden to have to paint his home every 6-8 years at the cost of \$7,000. He obtained an estimate of \$33,000 to strip and paint his home. Board members asked about the location of the Feldman's home. Mr. Feldman said his home is on Lower Morrisville Road and it is not one of the Federal homes. Mr. Feldman spoke about locations of other homes and buildings in the area. Board members do not want to be unfair, but when the HARB board makes a decision, people try their best to comply. If other people have gone through the expense to comply with the HARB board, it is hard to make an exception for one resident. Board members said they would like to investigate this further to see how other homeowners were able to install vinyl siding and what exceptions were made. Chairman Harvie said that when you are buying a home in a historic district, you are bound to the rules of that district. Member Boraski asked Ms. Gallagher what would be Mr. Feldman's next step if the board voted against this request. Ms. Gallagher said they he would have to go to the Bucks County Court of Common Pleas. Mr. Feldman asked what would happen if he would proceed. Ms. Gallagher said then the township would have to direct him to court to have the work stopped

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or have the material removed. Chairman Harvie said they are making a decision that is fair to the Feldman's, fair to the other homeowners in the area, and also fair to the Historic Architectural Review Board. They want to gather some more information. Member Rocco moved to table this item until the June 16, 2015 meeting; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 3 WASTE GAS FABRICATING CO., INC. – PRELIMINARY AND FINAL LAND DEVELOPMENT – 450 NEWBOLD ROAD – TMP # 13-28-88-2

Mr. Tom Hecker represents the applicant, Waste Gas Fabricating Co., Inc. He said he is here on behalf of the applicant to request preliminary and final land development, that has been submitted by Waste Gas, for the construction of an approximate 36,000 sq. ft. addition to the existing Waste Gas facility on Newbold Road. This process started with filing of a minor subdivision application so that Waste Gas could acquire some additional property for the purpose of expanding their existing building. That minor subdivision plan was approved by the township supervisors and then they went to rezone the property so that parcel and the existing parcel were both under the same zoning category. The third step is this evening's request for land development approval for both preliminary and final for the 36,000 sq. ft. addition. Mr. Hecker said Mr. Kyle Clomen is here this evening. He is the President of Waste Gas, which has been in operation in Falls Township for 27 years and currently employs about 85 people. This addition will be for the primary purpose of having all material enclosed within the same building as well as repositioning some employees and machinery. There are four waiver requests including curbs in the parking facility, curbs along the roadway, a waiver requiring locations, names, etc., and relief from the natural wetland margin. Mr. Phil Kashner indicated that the area of disturbance is wetland margin, not wetland area. It is created, not quality wetlands they are talking about. Mr. Sullivan believes some of that area has already been disturbed before it was acquired by Waste Gas. Mr. Sullivan does not have any problem with that request. Mr. Rocco asked how long this process has taken. Mr. Clomen said it has been 20 years of trying to buy the property from various railroad companies. Member Rocco moved to approve Resolution # 15-11 for Waste Gas Fabricating Co. Inc., preliminary and final land development, 450 Newbold Road, TMP # 13-28-88-2; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 4 SILVI CONCRETE PRODUCTS CNG FACILITY – WAIVER OF LAND DEVELOPMENT – 355 NEWBOLD ROAD – TMP # 13-28-61

Manager Gray said this proposed project is for Silvi Concrete Products CNG Facility, located at 355 Newbold Road. The project consists of improvements relating to the installation of private natural gas to supply the fuel for Silvi's concrete products vehicle fleet. Mr. Greg Stern represents the applicant. This is a request of waiver from land development in connection with the Zoning Hearing Board's approval granted last year to convert the existing diesel fueling facility for Silvi trucks to a compressed natural gas facility. This is for the private use of Silvi vehicles only. They want to put in a private service station that will only service their fleet. Mr. Chris Warshaw, Engineer with CESO,

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explained the process for filling the trucks as well as their monitoring operations. The trucks will be connected overnight and the next morning they will be full of gas. This is a clean-burning natural gas filling station. Mr. Sullivan does not have any concerns. Member Boraski asked if Silvi owns the equipment. Mr. Pat Van Dehy, from Gain Clean Fuel, said they have entered into a ten-year lease with Silvi to build and operate the site. After that time, Silvi has the right to take over the property. Member Rocco asked about the availability of natural gas. Mr. Van Dehy said the natural gas is across the road and they are working with utilities to look at what needs to happen to have that occur. Member Galloway moved to approve Resolution # 15-12 for waiver of land development for Silvi Concrete Products CNG Facility, 355 Newbold Road, TMP # 13-28-61; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 5 MINUTES – MAY 5, 2015

Member Galloway moved to approve the minutes from May 5, 2015; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 6 ENGINEERS REPORT

Mr. Sullivan gave an update on the boat ramp which is now open. For the road program, the punch list is nearing completion, but there are still a few more items that need to be worked on. Member Rocco moved to approve the May 15, 2015 Engineers Report; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 7 BILL LIST

Member Rocco moved to approve the May 19, 2015 bill list in the amount of \$2,528,477.13; Member Galloway 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. Manager Gray provided information on the Local Bridge Bundling Program. The Alden Avenue Bridge over Rock Creek Run has been selected for repair. Manager Gray provided information in regard to the timing of this project.
- B. Member Rocco moved to approve the donation of \$5,000 to the T.A.G. Program; Member Galloway seconded the motion; all board members were in favor. (4-0)
- C. Member Boraski moved to approve the recommendation of the Police Pension Committee regarding disability retirement for Officer Kevin Gribbon; Member Galloway seconded the motion; all board members were in favor. (4-0)
- D. In an effort to recruit new members, the Parks and Rec Department is holding an open house to answer questions the public may have. It will be held on Saturday, May 30th and Sunday, May 31st from 12-2 p.m. each day.
- E. KVK mylars are ready for signature.

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ITEM # 10 BOARD COMMENT

Member Galloway – no comment.

Member Boraski – no comment.

Member Rocco tonight's meeting went well. It was good to see Mr. and Mrs. Henderson come out to speak about their community and we were fortunate that Chief Wilcox was here to address those issues.

Chairman Harvie said that for the months of June, July, and August, there will be one Board of Supervisor meeting for each month, to be held on the third Tuesday of the month. Chairman Harvie announced the Memorial Day Parade which will begin at 12 noon on Sunday, May 24th, starting at Pennsbury High School and ending in Fallsington. Chairman Harvie asked folks to remember what Memorial Day stands for. Please remember those who have lost their lives in recent helicopter crashes and training exercises and those suffering in Nepal. Please also remember all of our military and those who gave the ultimate sacrifice serving our country, no matter how long ago.

Member Rocco moved to adjourn the meeting; Member Galloway seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:22 p.m.


ASSISTANT
Jeffrey Rocco, Secretary

