

**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>ABSENT</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 7:05 p.m. with roll call and salute to the flag. All Board members were present with the exception of Member Dence who had a family commitment this evening. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan. Chairman Harvie asked for a moment of silence in memory of those innocent victims who lost their lives in the attacks on 9/11 and our military and civilians whose lives have been lost due to terrorism.

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

Mr. Anthony D'Amico resides at 555 Stevens Road. He is opposed and against the proposed development at the old Acme. He is against traffic, congestion, noise, and tractor trailers and believes that anything that goes there will be a big problem. When the Acme was there, the noise and traffic was in the back of the store. Mr. D'Amico said he is represented by his attorney, Mr. Stephan Goldstein and would like that on record.

Mr. John Estock said he lives at 120 Winding Way. He complained about the neighboring property which has been vacant for quite some time and wants to know who owns the property. Chairman Harvie said we don't have our Zoning Officer here tonight and he has spoken with a couple residents about this. When properties are abandoned, we are not notified. Mr. Estock said he went to the deed department in Doylestown. All you have to do is call the bank and tell them what is going on. Tell them you want the place cleaned up. Mr. Clarke said we were able to find out that the property had been foreclosed by the bank. There have been citations issued by Code Enforcement to clean up the property. Maybe we can report back at the first meeting in October. Mr. Clarke said unfortunately, banks are notoriously unresponsive to Code Enforcement matters when they are forced to take over a property. This is an issue we deal with in a lot of municipalities. Chairman Harvie said he appreciates Mr. & Mrs. Estock's anger over the issue, but them cutting the grass takes something away from us because if the township were to do that, we could lien the property and that adds to the headache for the bank and that may force them to do something. We can take a look at safety issues.



Ms. Madeleine Jones said not having the grass cut breeds insects and mosquitos. Ms. Jones asked for a moment of silence in memory of Mr. Dale Frazier who had started the volunteer program called Greenbelt Overhaul Alliance of Levittown (G.O.A.L.). They did clean up work in greenbelt areas. He did a tremendous amount of work and the township donated money to his organization for him to buy equipment and trailers. Sadly, he was stricken with cancer earlier this year and passed away about a month or so ago. He was committed to cleaning up pollution and litter. Ms. Jones asked if this evening's agenda had appeared on the government channel or online. Chairman Harvie said yes, in both places. Ms. Jones said she did not see it. Ms. Jones spoke about the length of time it took to fill in a pot hole at the intersection of New Falls Road and Penn Valley Road. She said it seems that repairs only take place when it is close for school to open. Chairman Harvie said the road in question is a state road and they are probably doing all of the repairs at the same time. Ms. Jones said she understands the proposed WAWA project is dead. Chairman Harvie said the plan we are looking at tonight is not a WAWA. There is nothing scheduled to come before us or any of our boards that has a WAWA. Ms. Jones said about two meetings ago, she asked for the police to do something about motorists who speed, and run stop signs and traffic lights. Chairman Harvie said the Traffic Advisory Council met last night. If there is a specific section of a road where Ms. Jones thinks there is a problem, please send that to them. The statistics Member Dence referenced references specific technology and will show you the breakdown of information they have been gathering. The Traffic Advisory Council meets the second Monday of the month at 6:30 p.m.

**ITEM # 2     CONSIDER ADOPTING RESOLUTION SUPPORTING AMERICAN MADE NATIONAL DEFENSE**

Chairman Harvie said this resolution is for the township to support American made National Defense and to provide manufacturing jobs to returning veterans. Several years ago, there was a resolution going all over the country to get money allocated for the stimulus project to spend on American made products. This is a similar resolution asking us to express our concern to our Federal elected officials about the use of American money and spending it on defense items made here in the United States and not elsewhere. It is a national security issue and an issue for our troops. Mr. Mark Musho spoke about this initiative. He said there are a multitude of items that are no longer manufactured in the United States. Our troops could be in harm's way getting these items from other countries. In addition, manufacturing is the largest sector that our troops go into and we are looking for employers to give them the first opportunity for a job, if they are a match for that job. Member Galloway moved to approve Resolution # 15-21, supporting American Made National Defense; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 3     BUCKINGHAM RETAIL PROPERTIES, LLC – CONDITIONAL USE  
550 W. TRENTON ROAD – TMP # 13-028-028**

Chairman Harvie explained the need for a conditional use. What we are looking for is a specific conditional use for this proposal. It deals with two of the proposed buildings. It is not approving an entire plan; it is looking at granting conditional use for two proposed



buildings on that property. Member Rocco moved to open the Conditional Use Hearing for Buckingham Retail Properties, LLC; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Clarke said this is a conditional use hearing. The applicant is Buckingham Retail Properties, LLC who is the agent for the equitable owner. The property is TMP # 13-028-028, located in the Township of Falls, Bucks County, Pennsylvania. This is an application requesting conditional use permitting a drive-through restaurant or restaurant use on the property located at West Trenton Avenue and Pine Grove Road in Falls Township, Pennsylvania. The applicant is represented by Mr. Thomas Hecker, Esq. Mr. Hecker should make an introductory statement, have his witnesses come forward and be sworn, take them through any presentation for the application and then make your witnesses and yourself be available for any questions from the board and from any interested parties or persons requesting party status. Mr. Hecker understands the process. Mr. Hecker said this matter before the board is a conditional use request. It involves a plan by the consulting engineer, Mr. Adam Benosky from Bohler Engineering and has three users on the plan. Two are restaurants with drive-through windows. The ordinance does not use the term drive-through; it uses drive-in or walk up. Since there is no definition of drive-through, they filed this request to make sure they are in compliance. The other building on the site is a Rite Aid Pharmacy and it also has a drive-through window, but the ordinance does not require conditional use as it relates to a pharmacy. The two restaurants are approximately 6,000 sq. ft. and 1,850 sq. ft. and the pharmacy is 14,578 sq. ft. There will be parking lots, lighting, utilities, and storm water management. As noted in the conditional use, it is a use that the township has recognized as a permitted use in the zoning district provided that the conditions described in the ordinance are met. The ordinance for Falls Township is very limited as to the requirements. The applicant is Buckingham Retail Properties, LLC. The agent is the equitable owner of the property. The witnesses were sworn in. They are Mr. Adam Benosky (Engineer) from Bohler Engineering and Mr. Matthew Hammond (Traffic Consultant) Executive Vice President with Traffic Planning and Design. Mr. Hecker submitted the following exhibits. A-1 Purchase and Sale Agreement; A-2 Agency Letter; A-3 Site Plan which shows the outbound of the property which is approximately 8.76 acres; A-4 Site Plan – Record Plan 2 of 5; and A-5 Notification of notices sent to neighboring property owners. Mr. Benosky submitted exhibit 101 which shows existing conditions, aerial exhibit. Mr. Benosky provided information relating to the site and proposed development. There is an approximate 60% reduction in building square footage from the current building that is on the property and there is about a 32% reduction in impervious coverage. They will increase the buffer along West Trenton Avenue and Pine Grove Road. Mr. Benosky spoke about the drive-through areas for both restaurants. They have provided adequate drive-through lanes with adequate stacking. There is a substantial reduction in parking. As part of the redevelopment, they will add green areas throughout the plan as well as on the sides. The storm water management will be upgraded in order to allow storm water to percolate into the ground. They are also providing amended soils in the front and back of the site where none currently exist today. In regard to lighting, they are upgrading and reducing the number of lights. The LED fixtures are a full cut off fixture and they are endorsed by the dark sky alliance for site lighting. Mr. Hammond said he prepared and submitted a traffic impact study, last revised July 13, 2015, and submitted this to the township and PENNDOT for review. Mr. Hammond said they have received



feedback. They received a letter from Remington Vernick Engineers and a letter PENNDOT saying the project is approved as submitted for the proposed development. With regard to permitting from PENNDOT for the driveway access points, they are in the process of preparing necessary documentation to submit to the township and to PENNDOT. Mr. Hecker and Mr. Hammond reviewed the plans for the proposed development. Mr. Clarke asked Mr. Hecker if he has smaller sizes of exhibits 3 and 4. Mr. Hecker said they can e-mail the files to Mr. Clarke. Mr. Clarke asked if they have mailed notifications to all of the affected property owners and if they have proof of those notices. Mr. Hecker said they had a certification service verify they have sent notices to 308 of the nearby neighbors and property owners and this is marked as exhibit A-5. Mr. Clarke said it would now be appropriate to ask if anyone is requesting party status. They should state where they live or who they are representing. If there is any question about them seeking party status, Mr. Hecker should be given the opportunity to question them or challenge the party status and then the board will have to make a ruling on whether or not to grant those individuals party status. At that time, they would have the opportunity to question Mr. Hecker and his witnesses. If there is any appeal, it would allow those with party status to get notifications and where to go in Doylestown. Absent from party status, he would have the opportunity to object to questioning his witnesses. Those with party status can provide testimony of their own, if they so choose. Attorney Stephan Goldstein, Bristol Road, Bensalem, represents Mr. Anthony D'Amico who resides at 555 Stevens Road. Mr. D'Amico indicated where his home was located at the corner of Stevens Road and West Trenton Avenue. Mr. Hecker does not have any objection to this individual offering party status. Mr. Goldstein asked if the township has proof of the legal advertising of this conditional use hearing. Mr. Clarke said yes, from the Bucks County Courier Times, this was advertised on Friday, August 28, 2015 and also on Friday, September 4, 2015. Mr. Goldstein asked if the site lighting was relevant to the conditional use. Mr. Clarke said Mr. Goldstein is asking Mr. Hecker for an interpretation of our ordinance and, so that it is clear, he thinks this is better if this comes from him. Mr. Clarke said Chapter 209, Section 50, Special Exceptions and Conditional Uses, B3 states that all commercial, institutional, and industrial parking, loading, access, or service areas shall be adequately illuminated at night, and that such lighting, including sign lighting, shall be arranged so as to protect the highway and neighboring properties from direct glare or hazardous interference of any kind. Mr. Goldstein said in the proposed resolution, he did not see approval for the conditional use. As he understood the testimony, the site would only be acceptable if the road improvements are accepted as shown and as presented. Mr. Goldstein asked if that will be a condition of the conditional use. Mr. Clarke said item # 4 is the preliminary land development. The gentleman who spoke about the traffic, while he spoke, the requirement that they get their PENNDOT approvals would be part of the land development application. Mr. Goldstein asked if a conditional use can be approved without any requirement of compliance with the zoning ordinance regarding road improvements. Mr. Goldstein asked about road improvements and curb cuts. Mr. Clarke said he thinks we may be getting a little away from what we are doing. Our Chapter 209, Section 50, Conditional Use Approval, does not require, as a condition, anything to do with road improvements. Attorney Joel Rosenberg said he is here asking for party status on behalf of his father who resides at 517 Stevens Road. Mr. Hecker has no objection for Mr. Rosenberg seeking party status. Mr. Rosenberg asked Mr. Benosky numerous questions



about his testimony, his expertise, and his opinion on various aspects of the plan. Mr. Benosky provided detailed information about the site plan, the drive-through, and his background. Mr. Rosenberg asked Mr. Benosky if he is familiar with the zoning ordinance and the section regarding special exceptions and conditional uses. Mr. Benosky said yes, he is familiar with them. Mr. Rosenberg read that section. Mr. Benosky said we are in a highway commercial zoning district. In a highway commercial zoning district, it allows various commercial uses, one of them being a restaurant. To do a restaurant with a drive-through, it is a conditional use. Mr. Benosky said they are meeting the intent of the ordinance with regard to what they are doing on the site. Mr. Rosenberg read another section of the ordinance. Mr. Rosenberg asked what restaurants would be on this property. Mr. Benosky said there is no tenant that has been selected for the property. Member Rocco asked about sidewalks for this property. Chairman Harvie said that is more of a question for the next agenda item. Ms. Madeleine Jones said she would like to know where Pine Grove Road ends and Route 13 starts. She asked if people would be making right and left hand turns in and out of this development. Chairman Harvie said, yes, there would be a traffic light there. Ms. Jones asked Mr. Benosky to point out where the drive-through lanes would be located. Ms. Jones is concerned that the road behind the pharmacy could be a cut-through lane or speed lane for people to avoid the intersection. Ms. Kim Reiber asked about a drive-through for the pharmacy. Chairman Harvie said the ordinance specifically addresses restaurants. It does not say anything about pharmacies having or not having a drive-through. This pharmacy will have a drive-through; they are basically allowed. What they are here asking for, specifically, are the two restaurants. Mr. Clarke referenced two things to Mr. Hecker. As you are aware, Chapter 209, Section 50C indicates that in granting conditional uses, the board may attach such reasonable conditions and safeguards, in addition to those expressed in this chapter, as it deems necessary to implement the purpose of this chapter. If the board were to impose a condition that you needed to have all of those approvals from PENNDOT, would that be acceptable to your client? Mr. Hecker said yes. Mr. Clarke checked with Mr. Goldstein and Mr. Rosenberg to make sure they had no issue with A3 and A4 remaining with Mr. Hecker until Mr. Clarke can get 8-1/2" x 11" copies. Member Boraski moved to close the Conditional Use Hearing; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Rosenberg requested to make additional comment. Mr. Clarke said giving Mr. Rosenberg a brief opportunity to speak would be appropriate. Mr. Rosenberg said if you look at Section D, it reads that the applicant shall have the burden of proving that his application falls within the provisions of this chapter and that the granting of this application will not be contrary to the public interest. Mr. Rosenberg said when you look at the three conditions, one of those conditions is that the proposed changes are consistent with the spirit, purpose, and intent of the chapter. If you look at the beginning of Chapter 209, it talks about the character and nature of the community, the impact on all aspects of the environment, the community, and transportation. It is the burden of the applicant to talk about how they meet that. He does not think they did that tonight. They presented some plans and spoke about those plans. There is a whole chapter dealing with quality of life in the community. There isn't really any discussion about that. It is a conclusion without any underlying support. There are rules and you have to follow the rules and meeting the burden is on them to prove that this conditional use will meet the spirit intended of the chapter and how it affects the



community. Mr. Hecker said he had asked previously of Mr. Benosky that, in his professional opinion, if the language about being consistent about the spirit and purpose of this chapter, that would have been an objection in cross examination, as to his qualifications to give that. On the contrary, where they have an application that has been described in its entirety that meets all of the requirements of the ordinance, then he believes the board has the ability to say it does meet the requirement of the chapter, dealing with the spirit, purpose and intent of that chapter. He doesn't think you can just pick out any particular item; look at it as a whole. He thinks the burden has been met and he asks the board to approve the conditional use application. Member Galloway moved to grant Conditional Use for Buckingham Retail Properties, LLC, 550 W. Trenton Road, TMP # 13-028-028; Member Rocco seconded the motion; all board members were in favor. (4-0)

**ITEM # 4 BUCKINGHAM RETAIL PROPERTIES, LLC – PRELIMINARY  
LAND DEVELOPMENT – 550 W. TRENTON ROAD – TMP # 13-028-  
028**

Mr. Thomas Hecker asked to incorporate the presentation from the conditional use for this agenda item. Chairman Harvie said that is fine. Mr. Hecker asked Mr. Benosky about sidewalks for this development. Mr. Benosky said sidewalks are proposed. He spoke about them and indicated on the diagram where they would be located. Mr. Banoski also spoke about the access turn-in lanes from Pine Grove Road. Mr. Hecker referenced the August 10, 2015 T&M review letter. All items in the letter are a will comply, as is the fire marshal review letter. Mr. Hammond spoke about the traffic impact. With the access point on Pine Grove Road, it allows them to get people in and out of the development without having to traverse the intersection of Pine Grove Road and West Trenton Avenue. Mr. Hammond gave further explanation about the proposed flow of traffic. Mr. Hecker said this plan has been submitted as preliminary and final, but is up to discretion from the board. Member Galloway asked Mr. Sullivan if he had any concerns. Mr. Sullivan asked Mr. Hecker if he is not complying with the 6 ft. high plantings. Mr. Hecker said they are not ripping out the existing buffer and putting in 6 ft. tall plantings. They are leaving in the mature trees and supplementing them with 4 ft. plantings. Mr. Sullivan said this will be a waiver they will need to agree to. Mr. Sullivan asked about Section 191-37B, 15 ft. from proposed building, but also no curb adjacent to the sidewalk. Mr. Banoski said they will put bumper blocks or bollards. Member Rocco said overall, the plan looks good. He had a question about the sidewalks along Rt. 13 and asked if they can move them in a little. Mr. Benosky said they have a drainage swale so there is only so far they can push them in. There is about a 6-ft. buffer. The requested waivers were reviewed. They include driveways, driveway grading, parking, parking space dimensions, curbed raised planting beds, sidewalks, grading within 5 feet of the right of way lines of both Grove Road and West Trenton Avenue, sidewalks, curbs, and requiring plans to provide the location, names, and widths of streets. Chairman Harvie said our traffic engineer, Remington Vernick, took a look at what Traffic Planning and Design's traffic engineer did. He said it was done professionally and there were a variety of recommendations made. A lot of these are tied into the study that was done by Falls Township, Lower Makefield, and Morrisville regarding West Trenton Avenue and improving traffic conditions. Since this project is going in there and traffic is a concern, he



is reading this as a will comply. Mr. Hecker said yes, it is a will comply. Mr. Hammond said that is a will comply, subject to PENNDOT approval. Member Boraski moved to open public comment; Member Rocco seconded the motion; all board members were in favor. (4-0) Mr. Brian Binny, Chairman of the Planning Commission, said at the Planning Commission, there was concern about the signalized intersection. They are concerned it will entice people to cross Rt. 13 at this intersection. They don't really have any concerns about the rest of the property. Ms. Madeline Jones said she is very concerned about foot traffic. With Rock Creek Run, there has to be a safe way for them to walk to this shopping area. She heard about 4 feet and 6 feet for the hedge. She thinks 4 feet is not high enough and there has to be a buffer. Ms. Jones thinks we are going to have a lot of traffic and wonders what the operating hours will be for these businesses. Mr. Hammond explained how a grocery store, the same size as what is currently on the site, could have the possibility to generate far more traffic than what is currently being proposed on this site. Mr. Stephan Goldstein (representing Mr. D'Amico) said it should be noted that his co-counsel Mr. Zaslow appeared at the township on September 9, 2015 requesting to look at the plan and application. He was not allowed to see them and it was necessary for him to file a record request form. He was finally able to see them today. He believes this meeting should be postponed to allow Mr. D'Amico and his attorney and the engineer time to review the plans. Mr. Goldstein asked Mr. Hecker if the notification that was sent out indicated that this was preliminary and final. Mr. Hecker said the notification he was required to send, relates specifically to the conditional use, therefore, it would not indicate preliminary or final for land development. Mr. Goldstein said he looked through the subdivision of land ordinance and sees some mention of written notice to persons affected. Chairman Harvie said that relates to zoning or conditional use. Mr. Goldstein said there was no public advertising. Chairman Harvie said these meetings are advertised and this agenda was advertised and published. We have meetings on the first and third Tuesday of every month except for June, July, and August and that was also advertised in January. This was posted on Friday, September 11<sup>th</sup>. It was on the agenda 2 weeks ago and Mr. Goldstein's partner was here. For this item, it was listed as preliminary. Mr. Goldstein read some sub-divisions of the land development ordinance. He does not think publishing the agenda is sufficient. Mr. Goldstein said something else that is in your ordinance is that granting of waivers are an exemption from meeting the requirements from a specific section or provision of this chapter. Mr. Goldstein spoke about minimum standards and requirements as well as hardship. He asks what hardship is caused by your ordinance to say that they want to use 9 x 18 parking spaces around the Rite Aid and restaurant #2. Mr. Goldstein said in making your decision, you should realize on each and every one of those waivers, the applicant is required to show you why your ordinance is unreasonable and causes un-due hardship. Member Rocco moved to close public comment; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Clarke said Mr. Goldstein is correct that on September 9, 2015 a request to review document for this application was made by Mr. Zaslow. For everyone who requests documents, we ask that you fill out a right to know request. That was done by Mr. Zaslow and it was forwarded to Mr. Clarke's office for review. On Monday of this week, fully within the 5 days allowed by the Open Records Law, Mr. Zaslow was contacted by an attorney from Mr. Clarke's office telling him he could review the documents prior to this hearing today. We were told that Mr. Zaslow was



not in the office on Monday or Tuesday of this week and a letter was drafted for Mr. Gray to Mr. Zaslow. Mr. Goldstein and Mr. D'Amico both represent Mr. D'Amico. Mr. Clarke said it is our opinion, Mr. D'Amico had an opportunity through his lawyer, to review those documents and at all times the township complied with what we were required to do under our ordinance and under the law and he believes the board can move forward with making a decision on preliminary land development this evening. With regard to the waiver requests, the applicant has indicated a basis for which they are granting these waivers. Granting these waivers is based on the discretion of the board and the testimony they hear. Each site is different. Our ordinance requires sidewalks in certain areas. If someone comes to us from an industrial park, they are not made to put in sidewalks. Chairman Harvie spoke about the amount of traffic that this site generated when it was a grocery store. He said there were tractor trailers coming in and out and there was only one curb cut. Chairman Harvie understands peoples' concerns. He said that with this empty site, there have been fires started back there and another concern is homeless people who live behind the building. In his opinion, Chairman Harvie believes this particular improvement will be a benefit to the area. Member Rocco moved to approve Resolution # 15-22, granting preliminary land development to Buckingham Retail Properties, LLC, 550 W. Trenton Road, TMP # 13-028-028, with waivers listed; in addition to waivers for Section 209-38.1A and 209-38.1E, which involves the height of the plantings on West Trenton as Mr. Sullivan pointed out earlier; Member Galloway seconded the motion; all board members were in favor. (4-0) Mr. Hecker had two questions – he asked if the comment by Mr. Sullivan is being treated as a waiver. Chairman Harvie said yes. Mr. Hecker said this was submitted as preliminary/final and the resolution stated preliminary, but this was reviewed by the township consultants as preliminary/final and we ask that the board consider granting final approval subject to PENNDOT approval. Chairman Harvie said Mr. Sullivan would like to see this come back after PENNDOT approval.

**ITEM # 5     CONSIDER ADOPTING ORDINANCE AMENDING CHAPTER 209, SECTION 7, TO AMEND THE ZONING MAP, BY REZONING CERTAIN LANDS IDENTIFIED AT TMP # 13-020-306 FROM NCR – NEIGHBORHOOD CONSERVATION RESIDENTIAL DISTRICT TO IN – INSTITUTIONAL DISTRICT**

Chairman Harvie said that due to an error by township staff, this item will need to be tabled. This item was advertised, but it was not posted. Member Boraski moved to table adopting ordinance amending Chapter 209, Section 7, to amend the Zoning Map, by rezoning certain lands identified at TMP # 13-020-306 from NCR – Neighborhood Conservation Residential District to IN – Institutional District to a date certain of October 6, 2015; Member Galloway seconded the motion; all board members were in favor. (4-0)



**ITEM # 6 CONSIDER ADOPTING RESOLUTION ESTABLISHING 2016 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE POLICE PENSION PLAN**

Member Boraski moved to approve Resolution # 15-23, establishing the 2016 Minimum Municipal Obligation (MMO) for the Police Pension Plan in the amount of \$2,579,076; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDER ADOPTING RESOLUTION ESTABLISHING 2016 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE NON-UNIFORM PENSION PLAN**

Member Galloway moved to approve Resolution # 15-24, establishing the 2016 Minimum Municipal Obligation (MMO) for the Non-Uniform Pension Plan in the amount of \$116,212; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 CONSIDER ADOPTING RESOLUTION ESTABLISHING 2016 MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE PUBLIC WORKS PENSION PLAN**

Member Boraski moved to approve Resolution # 15-25, establishing the 2016 Minimum Municipal Obligation (MMO) for the Public Works Pension Plan in the amount of \$65,082; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 9 CONSIDER AUTHORIZING REQUEST FOR PROPOSALS FOR AUDITOR APPOINTMENT FOR 2015 FISCAL AUDIT**

Member Galloway moved to authorize the request for proposals for auditor appointment for the 2015 fiscal audit; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 10 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR AUDIT OF THE 2015 FINANCIAL RECORDS**

Member Boraski moved to authorize advertisement for audit of the 2015 financial records; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 11 CONSIDER AUTHORIZING TOWNSHIP MANAGER TO FINALIZE AWARD FOR BID FOR THE 2015 FALLS TOWNSHIP ROAD PROGRAM**

Member Boraski moved to authorize the township manager to finalize the award for bid for the 2015 Falls Township Road Program; Member Galloway seconded the motion; all board members were in favor. (4-0)



**Board of Supervisors – September 15, 2015**

**ITEM # 12 MINUTES – SEPTEMBER 1, 2015**

Member Galloway moved to approve the minutes from September 1, 2015; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 13 ENGINEERS REPORT**

Mr. Sullivan said the landscaper for the 2013 Road Program was on site analyzing the grass and we hope he will be out there sometime next week. Member Boraski moved to approve the August Engineers Report dated September 11, 2015; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 14 BILL LIST**

Member Galloway moved to approve the September 15, 2015 bill list in the amount of \$1,521,444.57; Member Rocco seconded the motion; all board members were in favor. (4-0)

**ITEM # 15 EXECUTIVE SESSION**

Mr. Clarke said the board held an informational session with the Township of Falls Authority Chairman and Executive Director. No deliberations took place. The board was getting information from those two individuals on upcoming matters with TOFA and their current status.

At the end of tonight's meeting, the board will go into Executive Session and give a report at the beginning of the next meeting.

**ITEM # 16 MANAGER COMMENT**

- A. Member Boraski moved to approve the release of bonds to Asset Management Consultants in the amounts of \$916.60 and \$629.23; Member Galloway seconded the motion; all board members were in favor. (4-0)
- B. Member Rocco moved to approve the time extension for New Seaview/Lubricycle to December 31, 2015; Member Boraski seconded the motion; all board members were in favor. (4-0)
- C. Manager Gray has Fairless Hills Credit Union mylars ready for signature.

**ITEM # 17 BOARD COMMENT**

Member Boraski said he appreciates the comments that people made this evening about the proposed development on West Trenton Avenue. He thinks it will be an improvement to the neighborhood. He sees tractor trailers and thinks someone is using this property as a lay down yard. There were barrels there for a while and no one ever complained about that. He hopes the area gets developed.



**Board of Supervisors – September 15, 2015**

Member Galloway said it is good when you can take an old abandoned building and then re-develop it. Member Galloway said it is good to see that corner get cleaned up a little bit.

Member Rocco – no comment.

Chairman Harvie said tonight at sundown Rosh Hashanah ended and next week is Yom Kippur. Chairman Harvie wishes the Jewish community a Happy New Year. Tomorrow the Falls Township Senior Center will have a ribbon cutting ceremony at 9:30 a.m. for the pollinator garden which was built in conjunction with the Penn Ryn School, Pennsbury Manor, and West Management. This was done largely through the funding of Waste Management and will add to the whole vibe at the senior center. Chairman Harvie said the county put up nets to keep the seniors safe from flying golf balls. He wishes the seniors a good ceremony tomorrow. Member Rocco moved to appoint Mr. Bo Ostrowski to the Parks and Rec Board; Member Boraski seconded the motion; all board members were in favor. (4-0)

Member Galloway moved to adjourn the meeting; Member Boraski seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 9:50 p.m.



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Jeffrey Rocco, Secretary



