

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

<b>JEFFRY E. DENCE, CHAIRMAN</b>	<b>ABSENT</b>
<b>JEFF BORASKI, VICE-CHAIRMAN</b>	<b>PRESENT</b>
<b>JEFFREY ROCCO, SECRETARY</b>	<b>ABSENT</b>
<b>BRIAN M. GALLOWAY, SUPERVISOR</b>	<b>PRESENT</b>
<b>JOHN PALMER, SUPERVISOR</b>	<b>PRESENT</b>

The meeting commenced at 6:30 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Chairman Dence and Member Rocco. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

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

Ms. Toni Battiste said according to Mr. Clarke, since we are still affiliated with the Township of Falls Authority (TOFA), the Water and Sewer Company, are we working together with them or separately to make sure the safety of our water supply is maintained, and we don't have to boil water? If the LBCJMA cannot supply clean water, is there a way to purchase water from another water company and cut off the flow from Lower Bucks until it is clean, so we don't contaminate the water tanks? No one has addressed water filters in refrigerators or whole-house filters. Bristol Township and the Pinewood Pool both have water parks. Is there a way to get a water park at the Falls Township Community Park and possibly pump water from the lake to supply it? We are spending money on playgrounds which is good, but on the really hot days they are not utilized as much because it is too hot to play on the equipment. Regarding Woolston Drive, is it Falls Township or the state's responsibility to maintain? There are a lot of potholes on that roadway. Member Boraski said we have an agreement with the state to maintain a small area under the tunnel, but the rest is the state.

**ITEM # 2 CONSIDER JEFF ROCCO'S RESIGNATION FROM THE BOARD OF  
SUPERVISORS**

Member Boraski said he knows he speaks for all of them when we have to accept Mr. Rocco's resignation. Mr. Rocco took on a promotion at work and he cannot continue to dedicate himself to the board member position and his job. He was on the board for about ten years. Member Boraski said Mr. Rocco should be proud of the work he has done for the township. It was his decision to switch all of the streetlights to LED, saving the township thousands of dollars. Member Boraski said Mr. Rocco is his friend and wishes him well. Member Galloway moved to accept Mr. Rocco's resignation from the Board of Supervisors; Member Palmer seconded the motion; all board members were in favor. (3-0) The

township will accept letters of interest and resumes for this position until close of business on October 11, 2021. They anticipate an appointment at the next meeting on October 18, 2021. They may also be emailed to [m.takita@fallstwp.com](mailto:m.takita@fallstwp.com) or [r.molle@fallstwp.com](mailto:r.molle@fallstwp.com).

**ITEM # 3 RAISING CANES – PRELIMINARY AND FINAL LAND DEVELOPMENT 640 COMMERCE DRIVE – TMP # 13-003-036-006**

Mr. Michael Meginniss represents the applicant. Also present was Mr. Kevin Tatlow from Bohler Engineering. The property is located at 640 Commerce Boulevard at the former Macaroni Grill restaurant, tax map parcel 13-003-036-006. This site has been vacant since March of 2020. They appeared before the Zoning Hearing Board and more recently the Planning Commission and received approval to move forward. This plan calls to demolish the existing building and construct a 3,329 sq. ft. building with a 541 sq. ft. patio canopy. There will be both indoor and outdoor dining. Impervious surface will be reduced with more green space added. There will be two drive-through lanes at this site. Raising Cane's is a little different than other fast-food restaurants. They have one item which is chicken tenders. They come with sides and a drink. The typical serving time from order to pick up is 2.5 minutes. Mr. Meginniss said they are very interested in getting involved in the local community. Waiver requests pertain to sidewalk installation and are from Sections 191-39G and 191-60A. An additional waiver is from Section 191-37B pertaining to 15 ft. curb line with uncovered parking areas and having less than 12 ft. between a parking facility and property line. The remaining comments are will comply. Member Galloway said he is glad to see them coming to the township. Member Palmer said the site is perfectly suitable for this establishment and he is happy to get another restaurant in there. Member Boraski said all of them are happy to see this building get filled. He asked about outdoor seating. Mr. Meginniss said they have seen a shift in outdoor seating and also the drive-through component. With their development moving forward, wherever it is feasible, you will see the drive through and the outdoor options. Mr. Jones had no issues with this plan. Member Galloway moved to approve Resolution # 2021-28 for Raising Cane's, preliminary and final land development, 640 Commerce Drive, TMP # 13-003-036-006; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 4 CONSIDER PROPOSAL FROM REMINGTON & VERNICK ENGINEERS TO COMPLETE ADDITIONAL FIELD LOCATION AND GIS MAPPING FOR PHASE 1 – ZONES 3 & 5; PROVIDE FIELD SURVEY LOCATION SERVICES ASSOCIATED WITH GIS SANITARY, WATER AND STORMWATER UTILITY INFRASTRUCTURE MAPPING FOR THE REMAINDER OF THE TOWNSHIP – PHASE II – ZONES 1, 2, 4 & 6**

Mr. Christopher Fazio (Remington & Vernick Engineers) provided information about their proposal to complete the GIS mapping. This is in the amount NTE \$235,000. The project should be complete in 15 months after authorization. Member Galloway moved to approve the proposal from Remington & Vernick Engineers to complete additional field location and GIS mapping for Phase 1 – Zones 3 & 5; Provide field survey location services associated

with GIS Sanitary, Water and Stormwater Utility Infrastructure Mapping for the Remainder of the Township – Phase II – Zones 1, 2, 4 & 6; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 5 CONSIDER ADOPTING RESOLUTION ESTABLISHING 2022  
MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE POLICE  
PENSION PLAN**

Mrs. Betsey Reukauf provided information about the three Minimum Municipal Obligation (MMO) agenda items. Member Galloway moved to approve Resolution # 2021-29 in the amount of \$3,147,934 for the 2022 Minimum Municipal Obligation (MMO) for the Police Pension Plan; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 6 CONSIDER ADOPTING RESOLUTION ESTABLISHING 2022  
MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE NON-  
UNIFORM PENSION PLAN**

Member Galloway moved to approve Resolution # 2021-30 in the amount of \$11,765 for the 2022 Minimum Municipal Obligation (MMO) for the Non-Uniform Pension Plan; Member Palmer seconded the motion all board members were in favor. (3-0)

**ITEM # 7 CONSIDER ADOPTING RESOLUTION ESTABLISHING 2022  
MINIMUM MUNICIPAL OBLIGATION (MMO) FOR THE PMRS  
PENSION PLAN**

Member Galloway moved to approve Resolution # 2021-31 in the amount of \$192,290 for the 2022 Minimum Municipal Obligation (MMO) for the PMRS Pension Plan; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 8 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR AUDIT  
OF THE 2021 FINANCIAL RECORDS**

Member Galloway moved to authorize advertisement for audit of the 2021 financial records; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 9 CONSIDER AUTHORIZING REQUEST FOR PROPOSALS FOR  
AUDITOR APPOINTMENT FOR 2021 FISCAL AUDIT**

Mrs. Reukauf said a Request for Proposals is being sent out to various CPA firms for the 2021 fiscal audit. This will be sent to three different companies. Member Boraski asked if we send this to the same three firms every year. Mrs. Reukauf said the firms they send the Request for Proposals to are some of the few that are left that still audit municipalities. Member Galloway moved to authorize the Request for Proposals for Auditor Appointment for the 2021 Fiscal Audit; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 10 CONSIDER DISABILITY PENSION FOR OFFICER JOHN YEAGER**

The Police Pension Committee held a meeting on August 17, 2021 to consider a pension status change for retired Police Officer John Yeager from regular to disability. There is no impact on the Police Pension Plan. Based on the medical records presented, the Police Pension Committee recommends this change. Member Galloway moved to approve changing Officer Yeager from regular pension to disability status; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 11 CONSIDER NOTICE OF INTENT TO AWARD BID FOR THE HISTORICAL THREE ARCHES ROOF REPLACEMENT**

Manager Takita said the board is being asked to consider awarding the bid for the Three Arches roof replacement to Hulton Contracting in the amount of \$64,000. Mr. Andrews said according to our records nothing has been done to that roof since the 1990's. It needs a full replacement. Member Palmer asked if the roof is unique as compared to a homeowner's roof. Mr. Andrews said the roof is cedar shake shingles. It is a little more detailed compared to your typical residential roof. We received three total bids out of the seven contractors who attended the pre-bid meeting. Mr. Jones said when they previously did work at the Three Arches, they had to hire a historic preservation architect. The contractor should be familiar with the work in order to preserve the historic nature of the building. Manager Takita said we hired Blackney Hayes Architects. They have done other preservation work and they provided the bid spec. The contractor based their bid on that spec. We will be preserving the historical accuracy of the building. This project was included in this year's budget. Member Galloway moved to award the bid for the Three Arches roof replacement to Hulton Contracting in the amount of \$64,000, subject to the responsible contractor review; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 12 CONSIDERATION PROPOSALS FROM THE BUCKS COUNTY CONSORTIUM REGARDING THE PURCHASE OF ROCK SALT FOR 2021-2022**

Mr. Lawson said there is a price increase this year for the purchase of rock salt. The price is \$57.88 per ton delivered and would come out of Morton Salt right here in our municipality. We normally get it delivered. About two years ago, Morton Salt would not allow pick-ups. If they do allow it, we will go up and pick-up. Last year we used about 1,800 tons of salt. Member Galloway moved to award the consortium bid from the Bucks County Consortium for the purchase of rock salt from Morton Salt at the price of \$57.88 per ton delivered upon final review by the Solicitor's office; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 13 CONSIDERATION OF AGREEMENT BETWEEN FALLS TOWNSHIP AND LOWER MAKEFIELD TOWNSHIP REGARDING ELBOW LANE**

Manager Takita said they are going to extend the agreement to include Walnut Lane. Member Galloway moved to table the agreement between Falls Township and Lower Makefield Township regarding Elbow Lane; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 14 CONSIDER RATIFYING PURCHASE FROM THE PENNSBURY HORTICULTURAL SOCIETY FOR THE 2021 FALL BARE ROOT TREES**

Member Galloway moved to ratify the purchase of 15 bare-root trees at the price of \$55 each for a total of \$825 from the Pennsbury Horticultural Society; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 15 CONSIDER LETTERS OF INTEREST FOR BOARDS & COMMISSIONS**

There was no action on this agenda item.

**ITEM # 16 MINUTES – AUGUST 16, 2021**

Member Galloway moved to approve the minutes from August 16, 2021; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 17 ENGINEERS REPORT**

Mr. Jones said there were four new earth disturbances submitted, two new land development submissions, and one cell tower alteration permit application. The MM Metals and J.G. Petrucci tract projects are nearing completion. The Lincoln Highway WAWA, Marquis Construction, Lincoln Storage, and NorthPoint Phase 1, building 3 are coming to construction within the next month. The First Ukrainian Evangelical Baptist Church was before the Planning Commission last month and we expect Grand Affairs Party Rentals to be on the Planning Commission this month. In terms of Earth Disturbance, there are only 3 or 4 updates. All the pools were reviewed and approved this month. We are waiting for the revised plans for the residential retaining wall. The 2020 Road Program is substantially complete. The contractor is placing sod in the Burgess Manor section. There have been some complaints from residents as the sod goes in and typically has some brown in it, but good maintenance and watering will revive it. The overlay hasn't occurred yet, but it will as soon as the landscapers have completed their work. That project is nearing completion. The subject of the agreement on Elbow and the other Lower Makefield Township Road that is causing the overlay of Walnut to be delayed just a bit, but it will be done in the next three or four weeks. That project will be done under a punch list and shortly after that on

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maintenance. For the 2021 Road Program, we are working on the storm water improvements on Elderberry Drive. All of the mill and overlay work has been done to our satisfaction. We anticipate this being done on schedule. We will go out to bid very soon on Pinewood Drive which is next year's projection scope. Member Galloway moved to accept the Engineers Report; Member Palmer seconded the motion; all board members were in favor. (3-0)

### ITEM # 18 BILL LIST

Manager Takita provided a summary of the bill list. Member Palmer asked what the dump truck purchase replaced. Mr. Lawson said when they brought in one of the vehicles for the yearly safety check, they found the whole entire floor was rotted out. The purchase replaced a 1993 dump truck that we have. Over the last couple of years, they have been working their way out of the older equipment models. The thing that hurts them the most is the salt. They are now going with aluminum bodies. Mr. Lawson said he appreciates the board working with them and getting newer equipment as they have an aging fleet. Member Galloway moved to approve the September 20, 2021 bill list in the amount of \$3,066,758.68; Member Palmer seconded the motion; all board members were in favor. (3-0)

### ITEM # 19 EXECUTIVE SESSION

There was nothing to report.

### ITEM # 20 POLICE DEPARTMENT REPORT

Chief Whitney provided the following updates:

- A. There were 1,750 calls for service in the month of August. Of those, there were 102 car crashes; 738 year to date, 4 of which were fatal. For overdoses, there were 8 in August with 56 year to date. Five were fatal and four are pending report from the Coroner's Office.
- B. On September 15<sup>th</sup>, the U.S. Marshals picked up a shooting suspect at the Rock Springs Apartments. He was a suspect in a shooting from Trenton, NJ.
- C. During the night shift on September 4<sup>th</sup>, there was a motorcycle pursuit, terminated by police.
- D. On September 1<sup>st</sup>, we had the storm with a lot of local flooding and a tornado.
- E. The Trenton Police Department had a pursuit into Morrisville on August 31<sup>st</sup>. The vehicle crashed and the suspect was arrested.
- F. There was an officer-involved shooting at a domestic call on August 29<sup>th</sup> in Morrisville.
- G. On August 26<sup>th</sup>, our day shift assisted Middletown Police on Rt. 1.
- H. On August 23<sup>rd</sup>, the night shift had a pursuit on Rt. 13 where the vehicle ultimately stopped and the subject was arrested.
- I. On August 22<sup>nd</sup>, we had a check a well-being call. When our officers approached

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- her, she produced a firearm and killed herself.
- J. There was a pursuit which occurred on August 20<sup>th</sup> on U.S. Rt. 1 with a motorcycle; the police terminated the pursuit.
  - K. On August 18<sup>th</sup> our day shift assisted Middletown with the pursuit of a shooting suspect from Racquet Club Apartments and went into the City of Philadelphia where there was an officer-involved fatal shooting.
  - L. That was the same day Yardley Boro's police chief was shot. Chief Whitney went to the hospital and we sent a sergeant to take charge and assist with calls. Manager Takita reached out on behalf of the township to offer assistance.
  - M. On August 17<sup>th</sup> we had a robbery at the Rite Aid in Morrisville.
  - N. On August 16<sup>th</sup> there were shots fired at the Penn Warner Club where a subject was arrested with two firearms.
  - O. Every month we have more and more serious crashes. Chief Whitney urges everyone to please drive carefully.
  - P. We have a new grant to fund a co-responder program mainly for mental health purposes with us and Middletown Township. They are county employees, but they will be funded with the grant until 2023. Our population has been struggling with mental illness and this is a great program to work with the existing programs that we have.
  - Q. On October 4<sup>th</sup> the Bucks County Tour of Honor will take place. We will send cars to escort buses of veterans from Parx Casino to the state line on their way to Washington, D.C.
  - R. The police department is in its second session of defensive training for all officers. We usually train three times a year but cut it down to two times this year due to COVID. There is also Supervisor Control Critical Incidents training which is mandatory for supervisor or command level officers in our police department.
  - S. On October 23<sup>rd</sup>, we will have the Great Shredder Event from 10 a.m. to 1 p.m. and the Drug Take Back Event from 10 a.m. to 2 p.m. here at Police Headquarters.

Member Boraski said during the weather event, the police department did a phenomenal job.

**ITEM # 21 MANAGER COMMENT**

- A. Bulk Disposal Day will be held on Saturday, October 16<sup>th</sup> from 7 – 11 a.m. It is for Falls Township and Tullytown Borough residents and proof of residency is required. Additional information will be posted on the township website.

**ITEM # 22 BOARD COMMENT**


Member Galloway congratulated Mr. Rocco on his promotion. He will miss him and wishes him the best of luck.

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Member Palmer also echoes comments about Mr. Rocco. Mr. Rocco was a mentor when he came on the board and said he has a lot of knowledge. His strength is leadership. He will take anyone under his wing and is 100% committed. Member Palmer wishes him the best and said he appreciates everything he did for Falls Township.

Member Boraski said on Saturday the annual Touch a Truck event was held and it was a huge success. Member Boraski thanked Mr. Dippolito, Mr. Lawson, and Ms. Katalinas for all of their work leading up to this event. There was \$13,000 raised for The Healing Hearts Foundation which gives back to people in our community who really need help. There was also \$2,000 donated to Children's Hospital. Member Boraski wanted to thank the sponsors, vendors, professionals, the committee, and his family for making this a successful event.

Member Galloway moved to adjourn the meeting; Member Palmer seconded the motion; all board members were in favor. (3-0) The meeting was adjourned at 7:33 p.m.

  
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Secretary