

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
JEFFREY M. BORASKI, VICE-CHAIRMAN	PRESENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT
JOHN W. PALMER, SUPERVISOR	PRESENT
ERIN M. MULLEN, SUPERVISOR	PRESENT

The meeting commenced at 7:00 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer Joe Jones.

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

Ms. Trish Rosemeyer (Edgemont Road) spoke about the proposed SIV Ambulance facility. She is concerned about paint fumes, noise and maintenance. Chairman Dence said they have a long way to go on their end before they come back here for approvals. There is nothing that has been finalized with this. Mr. Clarke said the Conditional Use application was approved last month and we put certain conditions on them.

Mrs. Mary Ebersole (Edgemont Road) spoke about the SIV facility. She wants to reiterate her concerns about them not maintaining their current facility in Langhorne. She does not want their new facility to end up looking like their current location and does not want it to look like a junk yard. Mrs. Ebersole said her concern is not losing the current openness but more about what is going into that area. She wishes Falls Township would approve a more reasonable use for this area. There is also concern that they will want to expand once they are in there. If so, she believes this facility would be more appropriate in a commercial complex. Mrs. Ebersole said they are changing their operation days from Monday through Friday (8 a.m. to 5 p.m.) to Monday through Saturday (8 a.m. to 5 p.m.). Mrs. Ebersole wonders if the perimeter lighting will be directed downward so the residential homes will not be affected. If they smell paint fumes, Mrs. Ebersole wants to know if residents can contact the EPA and if the township would report it as well. Since this is in close proximity to the residential neighborhood, will the EPA inspections occur more frequently? Additional concerns are water run off into Martin's Creek, water testing to check for contaminants, noise from tow trucks, and property value of their homes. Chairman Dence said they have to come back for land development. They will have to meet the storm water requirements which has to be approved by our engineer. At the last meeting, it was reported the days of operation would be Monday through Friday with an occasional Saturday. They did point out to Mr. Siv about the condition of his current site. The other questions will all be addressed when they come before us for their final plan.

Ms. Mary Ellen Hutson (Glouster Road) said she has the same concerns as Mrs. Ebersole. In particular, her concerns deal with environmental and noise issues. Chairman Dence said those are the same concerns we have as a board, and we made that clear to Mr. Siv when he was here. He has a long way to go before this gets approved and built.

ITEM # 2 BRITTON REALTY OF MORRISVILLE, LLC – WAIVER OF LAND DEVELOPMENT – 1 M-Y LANE – TMP # 13-025-075-001

Mr. Allen Toadvine represents the applicant. Also present was Mr. Heath Dumack (Dumack Engineering). Mr. Toadvine said they are here requesting a waiver of land development. The tax map parcel number noted on the agenda and in the resolution is inaccurate and should be changed to tax map parcel number 13-028-077. Mr. Clarke said they will get the resolution changed and also have Mr. Jones change the tax map parcel number on the engineer's letter. Mr. Toadvine said there was a fire and the building will be relocated closer to the road. There were a couple zoning sections that they received relief from. This property is zoned Heavy Industrial (HI). All items in the January 10, 2022 Engineer's letter are all will comply. Member Galloway moved to approve Resolution # 2022-4 for Britton Realty of Morrisville, LLC, waiver of land development, 1 M-Y Lane, TMP # 13-028-077; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 3 ESTABLISH MEETING DATES AND TIME FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

Member Boraski moved to schedule the regular meetings of the Board of Supervisors on the third Monday of each month at 7 p.m. with the first Monday scheduled as needed; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 4 CONSIDER RESCHEDULING THE FEBRUARY BOARD OF SUPERVISORS MEETING

Member Mullen moved to reschedule the February Board of Supervisors meeting to Wednesday, February 23rd at 7 p.m.; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 5 CONSIDER TRAFFIC SIGNAL EASEMENT AGREEMENT BETWEEN KA AT FAIRLESS HILLS LP, MARYLAND SQUARE-FAIRLESS HILLS, LLC AND FALLS TOWNSHIP

Manager Takita said the board is being asked to consider a traffic signal easement agreement between WAWA and Falls Township. Mr. Derrick Kennedy (Remington & Vernick Engineers) said the traffic signal changes are related to ADA ramps and push buttons. They have to relocate some of that equipment on one of the corners. The purpose of the easement is to accommodate the new signal equipment and allow the township to

Board of Supervisors – January 17, 2022

operate and maintain those signals. Member Palmer asked what intersection this was for. Mr. Kennedy said it is at the corner of Lincoln Highway and Arleans Avenue. The existing signal will be modified. Member Galloway moved to approve the traffic signal easement agreement between KA at Fairless Hills LP, Maryland Square-Fairless Hills, LLC and Falls Township; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 6 CONSIDER BIDS FOR THE SALE OF TOWNSHIP SURPLUS VEHICLES

Mr. Jason Lawson provided information regarding the sale of township surplus vehicles. The vehicles were appraised so we knew how much they were worth. All vehicles but one was appraised to be in the range of the bids received. There was one vehicle that was not claimed by the high bidder. We are looking to put that back on Municibid and see where it goes. There was another vehicle we were looking to possibly donate to Pennsbury School District. The rest of the vehicles are ready to be picked up. Member Boraski said he spoke with Manager Takita today and said that maybe we should know what the parameter or window is, so we are clear going forward; in case the appraisal number and the Municibid number are not the same. Mr. Clarke said we could establish a policy that if the price deviates a certain percentage from what the appraisal is then the Manager can re-bid it and if it comes back the same a second or third time, then we can let it go. Mr. Clarke said his office can put something together. Member Boraski said if a bidder reaches the 75% or 80% threshold, then we should just release the vehicle. Mr. Lawson said the grand total for six vehicles is \$25,603. We will put the other one out to Municibid to see what we get and will need your decision on donating the other car. Member Palmer asked Manager Takita about the 2010 Crown Victoria and said he was sure they already made a decision to donate that vehicle. Manager Takita doesn't believe they did but he will go through all of the notes to double check. Member Boraski moved to approve the bids for the sale of township surplus vehicles; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 7 CONSIDER PURCHASE OF VEHICLES FOR THE PARKS & RECREATION, FIRE MARSHAL'S & POLICE DEPARTMENTS

Member Boraski said he spoke with Mrs. Reukauf about not supporting the vehicle for Parks and Rec. Since these vehicles sit idle at the park, it would be a great opportunity to purchase an electric vehicle. He would like to do our part and move toward electric vehicles for that scenario. Member Palmer asked if Member Boraski would be opposed to tabling this and have Mr. Andrews get back to us with the cost of an electric vehicle. Member Boraski was okay with moving forward with this vehicle purchase, but he wants the township to support the electric vehicle going forward. He is also in favor of the vehicle replacement program. Member Palmer said he also supports the electric vehicle concept. Manager Takita said they can go over the idea of an electric vehicle idea as a project for next year. Member Mullen moved to approve the purchase of a Ford Escape vehicle for the Parks & Rec Department in the amount of \$24,648.38; Member Galloway seconded the motion; all board members were in favor. (5-0) There is a proposed vehicle purchase for

Board of Supervisors – January 17, 2022

the Fire Marshal's office for a Ford Utility Explorer in the amount of \$34,663 from New Holland Equipment plus \$8,234.45 for upfitting (S.K.D. Tryon's Emergency Upfitting). This is within the budgeted amount. Member Boraski reiterated that he is in favor of the car replacement program. Member Galloway moved to approve the purchase of the vehicle for the Fire Marshal's Office in the total amount of \$42,897.45; Member Boraski seconded the motion; all board members were in favor. (5-0) The vehicles for the Police Department are for three patrol vehicles and two detective vehicles. Member Boraski wanted to know about the difference in the Fire Marshal vehicle and the Police vehicle. The base price difference is about \$6,000 the Police vehicle is considered pursuit rated. Member Galloway moved to approve the purchase of five vehicles for the Police Department in the amount of \$230,832; Member Boraski seconded the motion; all board members were in favor. (5-0) The amount of the Police vehicles is what was budgeted for 2022.

ITEM # 8 CONSIDER PROPOSAL FOR GEESE MANAGEMENT SERVICES AT THE FALLS TOWNSHIP COMMUNITY PARK

Mr. Brian Andrews presented information about the Geese Management Program. For 2022, they propose to use Geese Chasers Southeastern PA LLC. Geese Chasers will put a big emphasis on nest clearing. Ms. Mullen asked about the agreement and said on the cover letter it indicates daily visits for at least twelve weeks during the nesting season, but the agreement makes reference to a ten-week period. Mr. Andrews said that is probably referencing the old agreement and needs to be changed. Mr. Clarke said there are a few things that still need to be worked out and the agreement is subject to final review and approval by the Solicitor's office. Mr. Andrews said it is a year-round program. Member Galloway moved to approve the Geese Chasers Southeastern PA LLC proposal for geese management services at the Falls Township Community Park, subject to final review and approval by the Solicitor's office; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 9 CONSIDER PROPOSAL FOR F.X. BROWNE FOR ACT 101 RECYCLING GRANT

F.X. Browne has provided a proposal in the amount of \$5,200 for the Act 101 Recycling Grant. This brings in revenue each year and is based on tonnage. Last year the township received a little over \$50K. Member Galloway moved to approve the proposal from F.X. Browne for the ACT 101 Recycling Grant in the amount of \$5,200; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 10 CONSIDER THE CROSSING GUARD CONTRACT FOR THE PERIOD OF 2021-2023

Member Galloway moved to approve the Crossing Guard Contract for the period of 2021-2023; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 11 CONSIDERATION OF AUTHORIZATION TO ADVERTISE
AMENDING ORDINANCE CHAPTER 174 – ARTICLE III**

Manager Takita said there is one correction for this item. It is Chapter 74, not 174. Ms. Gallagher said this is an Ordinance to amend the retirement provisions of the township code. This is something that PMRS is requesting we change and update in our code. Both the Public Works union and AFSCME are in favor of this change. It will provide both in-service and non-service disability provisions in the pension program. Member Galloway moved to authorize advertisement amending Ordinance Chapter 74 – Article III; Member Palmer seconded the motion; all board members were in favor. (5-0)

**ITEM # 12 CONSIDER PROPOSALS FOR PROFESSIONAL SERVICES FOR
THE MUNICIPAL BUILDING RENOVATION PROJECT**

Member Boraski moved to table this agenda item; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 13 APPOINTMENTS TO VARIOUS BOARDS, COUNCILS,
COMMITTEES AND COMMISSIONS**

Chairman Dence moved to appoint Ms. Lanie Striluk to the Zoning Hearing Board; Member Mullen seconded the motion; all board members were in favor. (5-0) Chairman Dence moved to approve Resolution # 2022-5, appointing Ms. Lanie Striluk to the Zoning Hearing Board; Member Galloway seconded the motion; all board members were in favor. (5-0)

Member Boraski moved to appoint Mr. Mike Deia to a five-year position on the Parks & Rec Board; Member Mullen seconded the motion; all board members were in favor. (5-0)

Member Boraski moved to appoint Mr. Robert McTeague to a four-year position on the Planning Commission; Chairman Dence seconded the motion; all board members were in favor. (5-0)

Member Mullen moved to appoint Mr. Edgar Lituma to a position on the Parks & Rec Board; Chairman Dence seconded the motion; all board members were in favor. (5-0)

Chairman Dence moved to appoint Ms. Amanda Palmer to the Police Pension Board; Member Galloway seconded the motion; all board members were in favor. (5-0)

Member Mullen moved to appoint Ms. Donna Petrecco to a position on the Historic Preservation Commission; Chairman Dence seconded the motion; all board members were in favor. (5-0)

ITEM # 14 CONSIDER ESCROW RELEASE REQUESTS

Member Galloway moved to approve escrow releases as follows: Kinder Morgan bond in the amount of \$10,000; Kinder Morgan bond in the amount of \$4,792.32; and MM Metals USA release # 5 in the amount of \$230,605.62; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 15 CONSIDER BARE ROOT TREE OFFER FROM PENNSYLVANIA HORTICULTURAL SOCIETY

Manager Takita said the board is being asked to consider the purchase of 30 bare-root trees for the total cost of \$1,650. Member Palmer asked if this purchase is needed since many developers often donate trees or if this purchase were for a special type of tree. Mr. Jones said there are some applicants/projects that donate trees, shrubs or fee in lieu of and that allows us to plant trees. Member Boraski said if we receive the fee from developers, we use that to purchase the bare-root trees. Member Mullen said she believes we still can use at least 30 more trees and has suggestions as to where they should go. Member Galloway moved to approve the purchase of 30 bare-root trees from the Pennsylvania Horticultural Society for the total cost of \$1,650; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 16 CONSIDER RESOLUTION ESTABLISHING RATES FOR LAND DEVELOPMENT REVIEW

Ms. Gallagher said this is part of the requirements of the Municipalities Planning Code for rates charged to developers for various services the township provides. Member Galloway moved to approve Resolution # 2022-6, Establishing Rates for Land Development Review; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 17 CONSIDER MAINTENANCE AGREEMENT BETWEEN FALLS TOWNSHIP AND BRISTOL TOWNSHIP FOR MAGNOLIA DRIVE

Mr. Jason Lawson said in the 90's there was an agreement between Bristol Township and Falls Township for the maintenance of the lower portion of Magnolia Drive, approximately 1,700 ft. Through the years, the agreement was lost. We have the Resolution reaffirming the agreement that we previously had in place. They will maintain the roadway and we will maintain the drainage, trees and grass on the one shoulder. Member Boraski asked if there were any monetary value. Mr. Lawson said there will be liquid fuels money. He does not know if the exact price came out and he was told it was \$300, but he believes it was \$3,000 a year for that portion. Liquid fuels money is used for maintaining the road and we wouldn't be able to use it for maintaining the grass so that would go to Bristol Township. Bristol Township has already signed the agreement. Member Galloway moved to approve the Maintenance Agreement between Falls Township and Bristol Township for Magnolia Drive; Member Mullen seconded the motion; all board members were in favor. (5-0)

ITEM # 18 MINUTES – DECEMBER 20, 2021 AND JANUARY 3, 2022

Member Galloway moved to approve the minutes for December 20, 2021 and January 3, 2022; Member Palmer seconded the motion; all board members were in favor. (5-0)

ITEM # 19 ENGINEERS REPORT

Mr. Jones said there was one new land development application in December. This was a sketch plan for a building addition at the Hiossen site in the KIPC. There was one residential earth disturbance application and two cell tower alteration applications. The MLH project will begin in the next several weeks. The MM Metals project is completed. The Marquis Construction project is coming to construction very soon. There was a pre-construction meeting for the Lincoln Storage project earlier this month. The Raising Canes project is nearing construction. The two stockpiles will come off of the report for next month. These were being utilized for the fill work for building # 3 at NorthPoint. For the road program on Elderberry Drive, this has been put on hold due to weather and some COVID issues. The contractor plans to restart that project late February/early March. The Rice Drive culvert project is in the preliminary engineering and survey phase and on schedule for construction mid to late summer when the stream is at its lowest level.

ITEM # 20 BILL LIST

Member Galloway moved to approve the bill list for January 17, 2022 in the amount of \$1,791,075.51; Member Boraski seconded the motion; all board members were in favor. (5-0)

ITEM # 21 EXECUTIVE SESSION

Mr. Clarke said an Executive Session was held prior to tonight's meeting to discuss personnel, litigation, potential litigation, and matters involving a Collective Bargaining Agreement.

ITEM # 22 POLICE DEPARTMENT REPORT

Chief Nelson Whitney presented the 2021 Police Report. A copy will also be distributed to board members.

- Chief Whitney said the County will be distributing free COVID tests at three locations starting on January 19th at Sesame Place, running from 10 a.m. to 6 p.m. and will continue at that location for the following two Wednesdays.
- There were 20,331 calls for service. These included 1,156 traffic crashes, 81 drug overdoses of which 8 were fatal, and 2,778 medical calls.
- There were 54 doses of NARCAN administered in 2021.
- For 2021, there were 96 reports of catalytic converter thefts. Traffic pursuits also increased. Robberies, burglaries, stolen autos and shootings remained relatively constant. The police department has purchased additional stop sticks which can deflate tires of vehicles involved in traffic pursuits.
- The new Police Range at Biles Island is now open.
- Chief Whitney spoke about new programs which started in 2021. We have new co-responder programs, we have increased our media output, and have launched a Memorial Marker Program. The Certified Recovery Specialists (CRS) started on

Board of Supervisors – January 17, 2022

February 1, 2021. Their mission is to connect individuals with substance use issues with treatment. They began a new partnership which will have the CRS's riding with the Levittown-Fairless Hills Rescue Squad. We also have a Human Services Co-Responder Program and they respond and follow up on incidents involving mental health and domestic violence. This program started on December 20, 2021.

- We have a new MDT system. This replaces the system from 1999.
- The police department participates in the PennDOT Aggressive Driving Enforcement Waves program.
- There have been ordinance additions involving the precious metals ordinance and the human trafficking ordinance.
- There has been an effort for an increased police presence at the schools as well as having school walk throughs. A second crossing guard has been authorized for the Oxford Valley Elementary School.
- There was an officer-involved shooting in August. The officers involved followed procedures and PA laws. This was reviewed by the Bucks County DA's Office.
- Chief Whitney provided information on both in-house and professional training along with an annual training plan. There were 4 officers who undertook EMT training. The department now has 16 EMT-trained officers.
- Chief Whitney spoke about the technology and equipment for the patrol vehicles along with information on replacing patrol rifles and pistols.
- The policy book continues to be updated with revisions as needed.
- Body work cameras will be implemented during 2022.
- The Falls Township Youth Aid Panel is staffed and operational. This is a diversion program for youthful offenders who commit non-violent crimes.
- Retired Officer Yale Gottenberg passed away on October 24, 2021. He had 31 years of service with the police department. Officer John Yeager retired in 2021 after 35 years of service with the police department. Officer Dean Stecklair was hired last year.
- The Youth Police Academy was held in July and had 41 cadets graduate. This will be held again this summer. There are two officers who are prepared to run this year's academy. Advertisement for this should be out in the February or March timeframe. Falls Township Police Department participated in National Night Out.

ITEM # 23 PRESENTATION OF FIRE MARSHAL'S YEAR END REPORT

Fire Marshal Rich Dippolito presented the Office of the Fire Marshal 2021 Year-End Report. The Fire Marshal's Office (FMO) consists of five full-time employees. Some highlights from the report include the following:

- Fire Marshal responsibilities include conducting fire investigations, plan reviews of the fire alarm, sprinkler system, and suppression system installations for new buildings and buildings under construction. Also included is supervision of the FMO staff, distribution of assignments, budget preparation and responding to fire and emergency calls.

Board of Supervisors – January 17, 2022

- Fire Inspector responsibilities include conducting annual fire prevention and life safety inspections, responding to fire and emergency calls, inspection of fire detection and suppression systems, promoting fire prevention and safety, and conducting fire investigations. Also included are U&O for renovations, code enforcements, spot inspections, fire pump installations, chimney liner installation inspections, complaint follow ups, and other tasks.
- For 2021, there were 976 annual fire inspections.
- The FMO as well as five employees from the Public Works Department respond to fire calls as dispatched.
- The FMO began visiting high-hazard locations to complete incident pre-planning exercises by collecting photographs, floor plans, schematics, and egress points. The information is populated into a web-based tool which was obtained with a grant. This information will be made available to the local fire departments.
- The office is responsible for fire prevention and safety education including fire extinguisher training, use of the smoke simulator trailer, training sessions for adults, children and businesses, smoke detector inspections and replacement and monitoring of fire drills. Last year the FMO provided fire safety training at six locations and trained 57 people upon request.
- We went to 15 locations and installed a total of 71 smoke detectors were installed throughout the year. These smoke detectors are free and are received through Channel 6's Safe a Life program.
- In 2021, the FMO took on additional responsibilities to maintain acceptable levels of service for vendor coordination and maintenance/troubleshooting of surveillance cameras, the Keri Keycard Access System, and the building telephone systems. We assumed a large portion of clerical assignments for fire inspection documents, picked up and delivered food to local food banks, maintained Township AEDs/medical equipment and continued education training.
- The FMO brought in \$233,600 in 2021 through fees collected from annual fire inspections, fire permits, fire reports, and fire review fees. These funds help supplement the day-to-day expenses of the department.
- Fire Marshal Dippolito reported on the number of fire response statistics for the three township fire companies.
- The Mobile Stroke Unit (MSU) from Bensalem is responding with local providers on all stroke calls. This is to expedite the diagnosis and treatment of a stroke. The MSU is equipped with telemedicine capability, a CT scanner, and certified personnel who are trained to assess, test and treat patients in the field before they are transported to the emergency department.
- Some ongoing projects are logging the fire prevention and life safety inspections electronically, hosting monthly training to stay on top of current industry trends, implementing surveillance at the community park, and planning for future building renovations.
- To schedule a food donation pick up, please email FallsFoodBank@FallsTwp.com. To request a smoke detector, please email R.Dippolito@FallsTwp.com. The phone number is 215-949-9000 x255.

Board of Supervisors – January 17, 2022

ITEM # 24 MANAGER COMMENT

There was no Manager comment this evening.

ITEM # 25 BOARD COMMENT

Member Boraski – No comment.

Member Mullen – No comment.

Member Galloway – No comment.

Member Palmer had a couple of residents who reached out about their recycling not being picked up when it is supposed to and then having it blow all over. He asked for someone to please check into this. Manager Takita will follow up on this.

Chairman Dence – No comment.

Member Galloway moved to adjourn the meeting; Member Mullen seconded the motion all board members were in favor. (5-0) The meeting was adjourned at 8:45 p.m.



Brian Galloway, Secretary