

Board of Supervisors – October 17, 2022

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

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

The meeting commenced at 7:00 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Police Chief Nelson Whitney, 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. Toni Battiste asked about the roads of Business Route 1 and Woolston Drive. She knows these are state roads but asked if the township can petition the state to reline these roads with paint that is visible at night. It would help the township be safer, especially on dark rainy nights.

Ms. Teresa Stallone (1 Franklin St) said she is fed up with Tyburn Road traffic. Both her and her husband work in Trenton. They cannot get out in the morning. She said you need to replace the yield signs with stop signs. Chairman Dence said this is the state, not township who would be responsible for this. Ms. Stallone asked where she can start to get some help with this traffic issue. Chairman Dence said she could contact John Galloway's office. Ms. Stallone hears brakes from Tyburn Road in the middle of the night. She spoke about the stop signs and said the issue is very bad. There is no yielding and the trucks do not let you in. Chairman Dence suggested starting with our State Representative or State Senator. Member Boraski said he has the same issue. There had been a DOT officer out there but they are no longer there. He said this happens every day to him as well. Ms. Stallone said the Montessori School is also a problem. Member Boraski said we need to get our police back there on these roads.

Ms. Theresa Katalinas spoke about an upcoming Job Fair being held on Wednesday, October 19<sup>th</sup> from 10 a.m. to 1 p.m. at Westaby Hall, 425 Hood Boulevard. There are 40 employers signed up offering over 600 jobs. Ms. Katalinas said the last time there were more employers who wanted to attend but they did not have enough space. This time there are 40 employers confirmed. The challenge is getting people who need jobs to attend. They hope to have a better showing this time.

**ITEM # 2 NP FALLS TOWNSHIP INDUSTRIAL, LLC – PRELIMINARY/FINAL LAND DEVELOPMENT – 10 SOLAR DRIVE – TMP # 13-051-001**

The applicant is represented by Mr. Michael Meginniss (Begley, Carlin & Mandio). Also present were Mr. Peyton Harrison (NorthPoint) and Mr. Greg Glitzer (Gilmore & Associates). This construction relates to proposed construction of a 115,200 sq. ft. salt storage structure for Morton Salt. This is part of the mother parcel for NorthPoint. Morton Salt presently leases property from NorthPoint. When the new 115,200 sq. ft. building is constructed, the portion of the prior lease with NorthPoint will expire and at that point, they would demolish the existing space for Morton Salt and that will facilitate with NorthPoint moving forward with a more cohesive development for the next phase of their development project. This is more of an enclosure than a building. Mr. Harrison said the current building is 118,000 sq. ft. and this building will be coming down to make way for another phase of development at Keystone. They are adding another building to their current lease to make storage more convenient. Mr. Glitzer said this is lot 6 of the subdivision plan that was previously approved. There is no new subdivision associated with it. The building is a pre-engineered fabric structure with steel frame. We are proposing storm water management where none really exists right now. The runoff will be captured and treated. There will be a paved apron around the structure. The requested waivers are standard and include disturbance of the flood plain, wetland waivers, and woodland disturbance. Member Palmer asked about a bio-retention basin. Mr. Glitzer said it is a basin or excavated area and, in their case, they have a liner at the bottom which they fill in with a rich organic soil mix. They route their storm water management through it and get water quality benefits. You are almost artificially recreating a wetland. It will hold water and slowly release it. The salt structure will be enclosed so there will be less runoff. Chairman Dence asked about the Fire Marshal letter and a road around the entire property. Mr. Glitzer said there is a pavement around the whole area so a firetruck can get all the way around. Member Galloway moved to approve Resolution # 2022-30, preliminary and final land development for NP Falls Township Industrial, LLC, 10 Solar Drive, TMP # 13-051-001; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 3 WASTE MANAGEMENT, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT – 1000 NEW FORD MILL ROAD – TMP # 13-047-128**

Mr. Michael Meginniss represents the applicant. Mr. Meginniss said this is a project located in the 13-47-128 tax map parcel in the Township. Mr. David Allen (Sr. Project Manager with EarthRes) will walk through the site plan and then Mr. Eric Oehling (Project Manager with Waste Management) will explain the project. They are looking to construct two renewable natural gas facilities. The structures will each be approximately 20,000 sq. ft. This area is contained in Waste Management's approximate 47-acre parcel. This project will create a positive benefit to the township and its community. We are estimating that we will be able to prevent 170,000 tons of CO2 emissions annually as result of construction of these two facilities. This will significantly reduce greenhouse gas. This project will offer Waste Management to decommission the five enclosed flares at this site. There will be a

## Board of Supervisors – October 17, 2022

\$90M investment in the township with this project and it will add a number of good jobs in the community. We hope this will be operational by 2024. It is part of a broader plan that Waste Management is undertaking throughout the country. This is the largest investment in the region with respect to new state-of-the-art renewable natural gas facilities. Mr. Allen provided an overview of the site plan. This project will make a significant environmental impact and benefit for the community. The two 20,000 sq. ft. buildings are west of the Wheelabrator facility. The parcel shown in the 47 acres is unusually long; it is 4,600 linear feet and 400 ft. depth (formerly the old Turkey Hill executive golf course). The project will be located on the southern portion of the parcel. Waste Management's existing offices are on the north side. They are proposing 18 acres of disturbance. They will be installing a sanitary force main. They are proposing a natural gas pipeline to the south which will connect to the existing landfill gas infrastructure for the decommissioned Exelon power plant. They will take 50% methane gas and they will improve it to over 90% methane gas which will be piped to the gas metering station and go to the Williams Transco pipeline and be used for public consumption. The area is flat and the rainwater drains off the roadway into the grass area. There is a railway bed that runs from south to north which holds back some of the storm water. We propose to manage that with an infiltration basin. That will hold a 2-year storm event. Anything above that will be discharged to the remnants of Scotts Creek. Mr. Oehling said Waste Management is committed to sustainability and committed to the future. Once approved and completed, this will represent the largest investment to date of a renewable natural gas project by their company. From their renewable energy group, they are all in on projects such as this. Years ago when they had the ultra-low-emission flare project that is constructed now, they did say they would have a beneficial real use on their property. This is years of planning and coming up with the best technology, best innovation, best resources, best manufacturers and the best engineers culminating around this project. Member Galloway said it looks like a wonderful endeavor and wished them well with this project. Member Boraski asked about the gas going to the public. Mr. Oehling said this will be interconnected to the gas utility. It is an interconnect that goes across the country. It goes into the pipeline. Member Mullen asked about the process. Mr. Oehling said landfill gas is roughly 50% methane and the balance is carbon dioxide, nitrogen and oxygen. This process removes balance gas and increases the remaining from 50% methane to 98 or 99% methane. They do this by pressuring, depressurizing, heating and cooling. This is the sixth plant they are building. It is something other companies are investing into and it is very safe. Member Mullen asked if everything goes into the pipeline or gets transported by truck. Mr. Oehling said everything goes into the pipeline. This project will create about 8-10 jobs during operation. During construction, it could be upwards of 40-50 jobs. Member Palmer said he had a concern from residents about the smell of the landfill. Mr. Oehling said through this process there won't be any odors. With their commitment there will be stronger odor control. They will need to capture all the methane they can because methane is money. Member Palmer asked how long the plant would be in operation. Mr. Oehling said 20-30 years as long as they can capture quality methane out of the landfill. Member Palmer asked if they received any grants for this. Mr. Oehling said he personally does not know of any. Chairman Dence asked about the fire marshal's letter. Mr. Allen spoke about the turning radius. They ran a 43-ft fire truck. For the access road they are showing gravel. If that is not sufficient, they will make work. They

**Board of Supervisors – October 17, 2022**

are adding fire hydrants. The waivers are straightforward. Member Galloway moved to approve Resolution # 2022-31, preliminary and final land development for Waste Management, Inc., 1000 New Ford Mill Road, TMP # 13-047-128; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 4 CONSIDER CHANGE ORDER FOR THE 2020 ROAD IMPROVEMENT PROGRAM**

Mr. Jones said this change order is for Hedgerow Woods and Burgess Manor. It will increase the contract value by \$15,910 to cover the costs for providing mill and overlay for North Lafayette. Member Galloway moved to approve the change order for the 2020 Road Improvement Program in the amount of \$15,910; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 5 CONSIDER NOTICE OF INTENT TO AWARD BID FOR THE LINCOLN CIRCLE FENCING PROJECT**

Ms. Gallagher said there was one bid received which was from Promax Fence Services LLC in the amount of \$57,092. The bidder is a qualified and responsible bidder. The notice of intent to award is subject to the contractor review period. There is a period of time that the bid must be awarded. Ms. Gallagher said this is within the budget amount and it is associated with building renovations and will be reimbursed through the bond. Member Galloway moved to approve the notice of intent to award bid for the Lincoln Circle fencing project to Promax Fence LLC in the amount of \$57,092; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 6 CONSIDER FINALIZING THE AWARD FOR BID FOR THE LINCOLN CIRCLE FENCING PROJECT**

Member Galloway moved to approve finalizing the award for bid for the Lincoln Circle Fencing Project; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 7 CONSIDER RESOLUTION FOR THE SEWAGE FACILITIES PLANNING MODULE FOR HIOSSEN – TMP # 13-051-001-020**

This relates to property at 85 Ben Fairless Drive and is a warehouse addition to the property. Because of the size of the addition, the project has to go through sewage planning with DEP. The township has submitted the required paperwork to the DEP so this would be ratification of the paperwork. Mr. Todd Baldwin (VanCleeef Engineering) was present for the applicant. Mr. Jones said this is fairly straightforward. They are being required to do this due to issues at the sewage plant in Morrisville. He spoke with the DEP and it is on their list of things to do as soon as it is passed tonight. Member Galloway moved to approve Resolution # 2022-

**Board of Supervisors – October 17, 2022**

32 for the Sewage Facilities Planning Module for Hiossen, TMP # 13-051-001-020; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 8 APPOINTMENTS TO VARIOUS BOARDS, COUNCILS, COMMITTEES AND COMMISSIONS**

There was no action on this agenda item.

**ITEM # 9 MINUTES – SEPTEMBER 19, 2022**

Member Galloway moved to approve the minutes from September 19, 2022; Member Mullen seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained as he was not present at the meeting. (4-0-1)

**ITEM # 10 ENGINEERS REPORT**

Mr. Jones said there was one new earth disturbance application and two cell tower applications. The McGill Composting Facility development agreements are being dusted off and the project will be going to construction. The NorthPoint Phase 1 building 1 is very close to constructing full site improvement. They were put on hold due to some erosion control issues. We had a pre-construction meeting and that project will be underway very soon. For Lincoln Storage, the sanitary sewer was problematic on the hotel adjacent to the property. The buildings down there are now connected to public sewer. The Raising Canes restaurant is now open. For the NorthPoint buildings 4, 5, and 6, we just received their last re-submission addressing our technical comments, and everything is in order. Pending a favorable inspection by the Conservation District, at least one of their buildings should be under construction in the next couple of weeks. Burger King is under way. The razing of the Bucks County Courier Times building is under construction. For township projects, the 2021-2023 Road Project on Elderberry Drive is substantially complete with a waring course going down. We are working on a final punch list. For Pinewood Drive, the contracts were signed and that project will be under construction in the next couple of weeks. The contractor will do most of the mill and overlay construction right away. For the Rice Drive culvert, we will hold off on advertising until December and then be ready to bid in March. Member Galloway asked if we are still working on the park. Mr. Jones said they can do the fill if they change some of the flood plain elevations but instead of making alterations to the stream, he suggested they just put armoring along the slopes. Member Mullen asked about the KA (WAWA project) and that there is a rumor that the township is holding up construction. Mr. Jones said the township is not holding up construction. WAWA brings in their own contractors to do the work.

**ITEM # 11 BILL LIST**

Member Galloway moved to approve the bill list in the amount of \$3,115,258.27; Member Mullen seconded the motion; all board members were in favor. (5-0)

**ITEM # 12 EXECUTIVE SESSION**

There was no Executive Session held.

**ITEM # 13 POLICE DEPARTMENT REPORT**

Chief Whitney provided an update for the Police Department. In September, there were 1,564 calls for service of which 110 were accidents and 6 were overdoses. Two were pursuits during the night shift involving motorcycles. Our Motor Carrier Enforcement Officer is now back on duty so truck inspections can resume. There is a PennDot Aggressive Driving Wave coming up from October 24<sup>th</sup> through November 3<sup>rd</sup> so we can target areas such as Rt. 13 and Tyburn Road. For our Community Outreach Programs, we did a Love is the Answer mural event on September 17<sup>th</sup> as part of our ongoing commitment to working with the NAACP and Walking While Black, Love is the Answer Group. It was a well-attended event. We launched a program where we are trying to develop a closer relationship with businesses within the township. Police Officers are visiting the school district and right now it is targeted in the morning for when children arrive to school. We greet the children and encourage them as they start their school day. We were invited to Color Me Mine for a pumpkin painting event. We had a visit from 22-year old Alex Mann who is on the autism spectrum and has an interest in police departments. He has visited hundreds of police departments. Chief Whitney was invited to a Pennsbury social media awareness night. We discussed social media awareness and education for both teachers and parents. Fallsington Day was a really nice day this year. Chief Whitney said he had a meeting with the NAACP and they spoke about enhancing the relationship between police and the community and working together to reduce racism. Coffee with a Cop will be held on Friday, October 28<sup>th</sup> from 9:00 to 11:00 a.m. at Barnes and Noble. The Shredding Event will be held on October 29<sup>th</sup> from 9:00 a.m. to 1:00 p.m. and the Drug Take Back Event will be held the same day from 10:00 a.m. to 2:00 p.m. Both of these events will be held at Police Headquarters. Pennsbury High School and the police department will host a Walking While Black, Love is the Answer event to be held November 15<sup>th</sup> from 6:00 to 8:30 p.m. For this event, we watch the film for about an hour and then break out into groups with members of the community to discuss our impressions on the film and relationships with police and the African-American community.

**ITEM # 14 MANAGER COMMENT**

Chairman Dence announced the Fall Leaf Collection dates to be held October 29<sup>th</sup>, November 12<sup>th</sup> and November 19<sup>th</sup>. More information will be on social media.

**ITEM # 15 BOARD COMMENT**

Member Galloway – No comment.

Member Boraski – No comment.

**Board of Supervisors – October 17, 2022**

Member Palmer said in the past we invested heavily in the body cameras and the police cruiser cameras. He asked Chief Whitney how we are making out with them. Chief Whitney said the body cameras we purchased have been on order all year. It is anticipated they will arrive in early November. The remainder of the in-car camera systems are linked to that purchase. The price for the body cameras is based on us turning in the microphone holders and microphone holder assemblies. We have been stuck waiting on installing the rest of the cameras until the body cameras arrive. We should know something by early November. Member Palmer asked about staff shortages and if we have the ability to reach out to the state police to help patrol our roads. Chief Whitney said in the past we have explored joint enforcement action with the state police since they can run radar and we cannot. If someone challenged a violation, we had a hard time getting the troopers going to court. The state police barracks do not take primary patrol in Falls Township because we have local police staffing here. They are deployed in areas that don't have local police coverage.

Chairman Dence said we are all wearing pink to bring awareness to Breast Cancer Awareness month. Everyone probably knows someone who has been affected by breast cancer one way or another.

Member Galloway moved to adjourn the meeting; Member Boraski seconded the motion all board members were in favor. (5-0) The meeting was adjourned at 7:59 p.m.



---

Brian Galloway, Secretary