

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting commenced at 7:05 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Galloway who had a family commitment this evening. Also present were Township Manager Peter Gray, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

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

Mr. Guido Mariani discussed the idea of having wind power at the Falls Township Community Park. He said it will improve our performance at the park. Mr. Mariani said the most recognizable features of the windmill are the blades and the tower. The cost is not bad. Mr. Mariani believes this will also help with control of the geese population. Considering the energy savings, as well as the continued cost of the geese management program, the board should strongly support this proposal. It has a proven record of success. Mr. Mariani asked the board to stop trying to control the geese; let's get rid of them.

**ITEM # 2 PHARMACANN – FINAL LAND DEVELOPMENT 150 SOLAR
DRIVE – TMP # 13-051-001-024**

Manager Gray said the applicant's proposed project includes the construction of a new building to be used as a medical marijuana grower/process facility and associated parking, utilities, and storm water management. Ms. Kerry Nace-Post, Esq. represents the applicant. Also present is Mr. Bob Showalter (Engineer with Showalter & Associates) and Mr. Jeremy Unruh (General Counsel and Director of Regulatory Affairs for PharmaCann). Ms. Post said this site contains about 32 acres and is zoned MPM which allows for a medical marijuana grower/processor facility under special exception. They received preliminary approval last August. They are requesting final approval this evening. Mr. Showalter gave a brief overview of the plan. There are two buildings that are proposed; one is the greenhouse and there is also a processing facility. Public sewer and public water is provided by USX. Member Dence asked about the by-product or waste. Mr. Unruh said this is the fourth cultivation and processing facility they have developed. The headhouse and the greenhouse have secure storage. The plants are grown, chopped down, then moved over to the headhouse. Waste comes in a couple of different forms. They have clippings from the plants or what they refer to as biomass. They collect the biomass and put it into color-coded

bins. At the end of the day, those trash cans are collected and taken to a secure area. Every week, they take that biomass, grind it up, and then it can be composted or sent to a sanitary landfill. The other waste would be just general processing waste like boxes or packaging. If they were extracting oil from cannabis and formulating finished product like a vape pen, tincture, or capsule, there may be a little sludge left over. They would put that into 55-gallon drums with a solvent and that would then get hauled to sanitary disposal. Member Rocco asked about if the plant itself leaves the facility. Mr. Unruh said the medical cannabis process changes. Right now, it is only oil meaning the plants they grow are harvested and put into an extractor. This is forced through a solvent which removes the fats and the waxes that are in the plant. From that raw material, you essentially refract it. You purify the oil into the finished product such as a vape pen, tincture, or capsule or other product. Those are what leave their facility. Mr. Unruh said the Department of Health recently approved the use of sale of dried flower which is the green grassy substance that we are familiar with as cannabis. If that is finalized in the regulation, what they will do is harvest it, weigh it, label and wrap in child-resistant, temper-evident, third-party tested packaging, and distribute it to dispensaries for sale to qualified patients. Ms. Post said they received review letters from the fire marshal and the township engineer and all of those items are will comply. Mr. Sullivan had no questions. Ms. Gallagher said normally the applicant receives any necessary zoning relief prior to coming to the board. The applicant received special exception for this a little over a year ago, which is only good for one year. They renewed their application to the Zoning Hearing Board. That application has not yet been heard. A condition in the approval resolution, subsection E3, requires compliance of all regulations and rules of the township. This should be noted on the record that it does require for a special exception prior to this property being used for this proposed use. Member Dence moved to approve Resolution # 18-10 for PharmaCann, final land development at 150 Solar Drive, TMP # 13-051-001-024; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 3 CONSIDER COMPOST RESTROOM FACILITY FOR QUAKER PENN PARK

Manager Gray said last year the township received approval from the Bucks County Open Space Program for three projects at the Quaker Penn Park. Mr. Andrews has two items for approval tonight. This project is funded from the Bucks County Open Space Program with a 75% (open space) / 25% (township) split. Mr. Andrews spoke about this project as well as the playground facility project. Electric is part of the grant, so this will also allow them to have lighting in the area. We will also save on portable restroom costs. Both purchases will be made through the PA COSTARS program. Member Dence moved to approve the compost toilet facility (\$125,000) and the playground facility (\$112,180) for the Quaker Penn Park, for the total amount of \$237,180; Member Rocco seconded the motion; all board members were in favor. (4-0)

ITEM # 4 CONSIDER PLAYGROUND FACILITY FOR QUAKER PENN PARK

See above motion.

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ITEM # 5 MINUTES – APRIL 17, 2018

Member Rocco moved to approve the minutes for April 17, 2018; Member Dence seconded the motion; all board members were in favor. (4-0)

ITEM # 6 ENGINEERS REPORT

The fishing pier is 100% complete and is ready for public use. The docks at the Quaker Penn Park boat ramp are floating and is also open for public use. Manager Gray said Mr. Markey is working on the kiosk and the cameras at the park. Member Boraski moved to approve the April, 2018 Engineers report dated May 11, 2018; Member Rocco seconded the motion; all board members were in favor. (4-0)

ITEM # 7 BILL LIST

Member Rocco moved to approve the bill list for date from May 14, 2018 in the amount of \$1,981,587.93; Member Dence seconded the motion; all board members were in favor. (4-0)

ITEM # 8 EXECUTIVE SESSION

Prior to this evening's meeting, the board held an Executive session to discuss several matters involving collective bargaining, personnel, and potential litigation. The board also held an Executive Session on May 1, 2018 to discuss various matters of personnel, collective bargaining, and litigation.

ITEM # 9 POLICE DEPARTMENT REPORT

Chief Wilcox reported on the following:

- A. Chief Wilcox spoke about community policing efforts. The township has a crime watch page. There are various resources available to the public along with information for the Youth Police Academy (being held July 11-26). Officer Yeager will take applications until June 26th. The website is: www.bucks.crimewatchpa.com/fallstwppd There is a link to the Police FaceBook page as well.
- B. The next Coffee with a Cop session will be held from 6-8 p.m. on Wednesday, June 20th at IHOP.
- C. The police lieutenants have been in contact with Member Dence for the Que for the Troops and the Family Festival being held June 1st and 2nd.
- D. We have two remaining D.A.R.E. graduation nights; May 16th at Walt Disney Elementary School and May 24th at Manor Elementary School.
- E. This year's Memorial Day Parade will be held on Sunday, May 27th and will start at 11 a.m.

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- F. The Department of Transportation has a program called, “Operation Yellow Dot.” By placing a yellow dot decal in your vehicle's rear window, it alerts first responders to check your glove compartment for vital information in the event of a horrific accident.
- G. Member Rocco asked about the problems with Rt. 1 construction. Chief Wilcox said it is a tough situation, but they have officers in the area. Manager Gray will look into how long the construction is expected to last.
- H. Member Boraski asked about the Chief for the Day program. Chief Wilcox said there are still a few more ‘chiefs’ and then he would like for all of them to attend a future board meeting and be recognized.
- I. Regarding litter in the township, over the weekend, there were clean up crews all along Rt. 13. A lot of the litter is in the area of the on and off ramps.

ITEM # 10 MANAGER COMMENT

- A. Member Rocco moved to approve Jones Engineering for professional engineering services as noted in the letter dated May 1, 2018; Member Boraski seconded the motion; all board members were in favor. (4-0)
- B. Member Rocco moved to approve escrow release # 4 for St. Josephs Court, in the amount of \$85,058.10; escrow release # 5 for St. Josephs Court in the amount of \$109,949.94; and escrow release # 1 for Peruzzi Mazda in the amount of \$261,313.20; Member Dence seconded the motion; all board members were in favor. (4-0)
- C. New township businesses are: Brooke Straiton Photography and T.W. Construction.

ITEM # 11 BOARD COMMENT

Member Boraski – no comment.


Member Dence reminded everyone about the Que for the Troops and Family Festival events (June 1st and 2nd). On Saturday, the Family Festival opens at noon and ends with fireworks in the evening. There will be rides, games, face painting, a petting zoo, and about 50 vendors. There is a fee for food purchases.

Member Rocco – no comment.

Chairman Harvie said there is an opening on the Police Pension Board. Member Dence moved to appoint Ms. Suzanne Hannigan to the Police Pension Board; Member Rocco seconded the motion; all board members were in favor. (4-0) Chairman Harvie said there is one person on the Parks and Rec Board who does not attend meetings and they have not been able to reach this person. Chairman Harvie moved to remove a member (not named) from the Parks and Rec Board and to appoint Ms. Rochelle McIntyre; Member Boraski seconded the motion; all board members were in favor. (4-0) Chairman Harvie said Memorial Day is on May 28th. This is a day to remember those who gave their lives for this country. Keep in memory all of those who gave that sacrifice for us.

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Member Rocco moved to adjourn the meeting; Member Boraski seconded the motion all board members were in favor. (4-0) The meeting was adjourned at 7:42 p.m.



Jeffrey Rocco, Secretary / *Mark*
John

