

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting commenced at 7:00 p.m. with roll call and salute to the flag. All Board members were present with the exception of Member Rocco, who was out of town on business and not able to make tonight's meeting. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

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

Mr. Bill Reese said the Annual Children's Holiday Party will be held on Saturday, December 8th from 4:30 – 6:30 p.m. at the Three Arches. This event is free for children up to ten years old. Following the Children's Holiday Party will be the Annual Three Arches Tree Lighting at 6:30 p.m. The Annual Breakfast with Santa will be held on Saturday, December 15th at the Falls Township Senior Center from 10 a.m. until noon. This event is free for children up to ten years old. The Annual Falls Township Holiday Spirit House Decorating Contest is underway. The deadline for house nominations is Friday, December 21st at 4 p.m.

**ITEM # 2 MERCER COURT, 166-168 LINCOLN HIGHWAY, TMP #: 13-005-001
AND 13-005-002, PRELIMINARY LAND DEVELOPMENT**

Manager Gray introduced this item. The applicant was last before the board on September 6, 2011. They are proposing a 50-unit townhouse development. Mr. Rob Gunlach, Mr. Bill McNaney with Van Cleef Engineering Associates, and Pam Northrop from GPNJ Associates were present. Mr. Gunlach said the applicant has appeared several times before the Zoning Hearing Board and the Planning Commission. They are here requesting preliminary sub-division and land development approval. The review letters from T&M Associates, the Fire Marshal, and Traffic Planning and Design and they are will comply. There are five waivers which include: Section 32(A2) - Requiring a 250-ft. center line radius on the proposed loop road; Section 34(C) – Secondary streets shall not intersect on the same side of a major highway at an interval of less than 800 feet between the nearest right-of-way lines; this was reviewed by the applicant and the township traffic engineer and

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they didn't have any concerns with this; Section 37(D) – Regarding parking; Section 38(B) – Regarding lighting plan and intensity; this is sufficient to meet the need; and Section 45-Easements. Member Snipes asked if the entire roadway is two-way traffic. Mr. Gunlach said yes. Member Snipes asked Mr. Sullivan about the township requirement that the secondary street not intersect the same side of the major highway and what was the reasoning behind this. Mr. Sullivan said this is in case you have two vehicles turning left. Since it is a state highway, PENNDOT has to agree that this is okay. There may be a two-stage out. It makes it a safer situation. Member Snipes asked if there were any traffic lights being proposed. Mr. Gunlach said no. Member Snipes said there are a lot of tricky areas on Lincoln Highway and a lot of turning going on. Regarding lighting, he does not like over lighting, but he knows there are security concerns. Member Dence asked how far the entrance was from the township traffic light. Mr. Sullivan said it is about 500 ft. Member Dence asked Mr. Sullivan if he feels the left turning would help with the two stage out. Mr. Sullivan said yes. The total parking count is 185 spaces for these 50 units. It was determined by all parties that this is sufficient to meet the need. There is a 25-spot parking lot area and about 12 spaces on the street. Thirty homes have a double driveway and garage and about 20 homes have a 16-ft. single driveway and garage. Chairman Harvie said this property is immediately adjacent to the township building; the former Brien's RV area. Mr. Gunlach said they are hopeful that when these other properties on Lincoln Highway come in that the township holds them all to the sidewalks and street trees. It is a good theme that hopefully will extend down. Mr. Sullivan said they felt the lighting levels they are talking about is appropriate for residential use. They are okay with the requested waivers. The township would like the applicant to acknowledge that in accordance with the paragraph A6 of the Resolution, the plan they show at this time requires a variance to allow the parking areas to be within 15 feet of any structure and either a variance will need to be obtained, or these two three-unit buildings will be combined together. Mr. Gunlach said yes, they do acknowledge that. As it is on the plan, it is within 4.7 feet of the parking area. They will either need a variance or some buildings may need to be combined together. Mr. Clarke said he would ask the board that if they were to grant preliminary approval tonight, that they also give conditional approval to the granting of the storm water easement across the township property. It is not contained in the Resolution, but if you are going to grant this, that you also grant storm water and utility approval as well. Member Snipes asked if they are talking about pipes going across the township property. Mr. Clarke said yes, underground pipes. Member Snipes said he is unclear in our zoning about when they are required to provide green space, open space, and playgrounds and when they are not. Mr. Sullivan said all land developments and sub-division are required to provide for some open space. They are providing for some open space at the end of the property. Mr. Gunlach said there was a discussion about this at one time, but that has been removed from the plan. They spoke to the builder and from their experience, it is an additional maintenance cost, there would not be much of a need for a tot lot, and this has been removed. They do have green space and green areas around it, but there is no tot lot. Member Snipes moved to approve Resolution # 12-26, preliminary land development for Mercer Court, TPN 13-005-001 and 13-005-002, and granting conditional approval to the utility easement on township property as shown on the plan; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 3 PRESENTATION BY BILL RENSON WITH AN UPDATE FROM THE CABLE ADVISORY BOARD

Mr. Bill Renson, Chairman of the Cable Advisory Board, said that Comcast has been attending their meetings. Verizon is now attending their meetings as well but they are still having some difficulty getting information from Verizon. As far as the Verizon build out, the Cable Advisory Board has been told that Verizon is on schedule with their build out. They need to have the whole build out completed by 2015. In Thornridge, Verizon still has a couple of houses out, but Comcast has all service up and running throughout the township. If you have a phone with Verizon or Comcast, the back-up battery only works for four hours for back up. They have asked Comcast and Verizon to look at getting some kind of system with back-up battery power that will last at least twelve to twenty-four hours. There was an incident in the township where one of Verizon's workers jumped over a fence and they were bitten by the homeowner's dog. There were signs posted and the homeowner did everything they needed to do. Verizon said they are re-educating their employees about protocol when accessing properties. Mr. Renson said if he asks Comcast for information, he gets it. A ten-year agreement with Comcast has been signed. The fire companies and rescue squads were getting free service. Mr. Renson has asked the fire company and rescue squad officers to get back to him as to what they want to do. Comcast is trying to get internet into the homes of any kids that are on the free lunch program. Those families are also eligible to get a laptop at the cost of \$149. They have extended this program until the 2013-2014 school year. Mr. Renson said their board meets quarterly. The next meeting will be held on February 12th at 7:30 p.m. If any residents are having issues, they encourage them to come to the next meeting. Comcast and Verizon will both be there to answer questions. Member Galloway said he would like additional information in regard to the discount laptops and internet service for the Bristol Township schools. Mr. Renson said the internet service costs \$9.95 per month.

ITEM # 4 CONSIDER APPOINTING AUDITOR FOR THE 2012 FINANCIAL AUDIT

Manager Gray said the township has received proposals for the 2012 Financial Audit. They are as follows: Zelenkofski Axelrod, LLD in the amount of \$21,500, Major & Mastro in the amount of \$22,000, G3 of PA in the amount of \$24,000 and Bee, Bergvall & Co. in the amount of \$31,500. Each company also provided quotes for a second and third year option. Member Galloway asked about Major Mastro and if we were happy with their work. Manager Gray said yes. There was a discussion about the length of time to appoint the auditor. Manager Gray said Major & Mastro has reviewed the books the last two years and we also used them from 2004-2008. Mr. Clarke said the thought is that you might want to switch it up once in a while and get a fresh set of eyes looking at the information. Board members were comfortable with appointing someone for all three years. Member Dence moved to appoint Major & Mastro through 2014 at the price of \$22,000 per year; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 5 CONSIDER PURCHASE OF ENCLOSURE EQUIPMENT FOR TOWNSHIP GATOR

The township has received quotes for the equipment for the gator equipment. They are as follows: Starr Lawn Mower in the amount of \$4,761 and Marrazzo's in the amount of \$4,751. Mr. Bill Reese and Mr. Connor from Park Security were present to answer questions. Mr. Reese spoke about the benefits of this purchase. It will enable the township to use the gator in the wintertime or inclement weather. Both companies offer a one-year warranty. Member Galloway moved to approve the purchase of the gator enclosure from Marrazzo's in the amount NTE \$4,751; Member Dence seconded the motion; all board members were in favor. (4-0)

ITEM # 6 MINUTES – NOVEMBER 7, 2012

Member Dence moved to approve the minutes from November 7, 2012; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 7 EXECUTIVE SESSION

The board went into Executive Session at 7:52 p.m. and the meeting reconvened at 8:25 p.m. Mr. Clarke said that while in Executive Session, the board discussed litigation and also a contractual matter with the Pennsylvania Department of Transportation that, under their rules, needs to remain confidential at this time.

ITEM # 8 MANAGER COMMENT – No comment.

ITEM # 9 BOARD COMMENT

Member Snipes – No comment.

Member Galloway – No comment.

Member Dence said that due to the storm, Waste Management has added another leaf collection pick up. The date is December 15, 2012.

Chairman Harvie said a few months ago, the police department submitted a grant application to help the S.W.A.T. Team. They did secure a grant of over \$55,000. Thanks go out to Lt. Ward for his involvement with this. Chairman Harvie reminded residents that the board recently discussed the matter of waiving permit fees for anyone who had damage due to the hurricane. There is a time limit to fill out the form to waive the permit fees. You have to submit the form by the end of January. There were people coming in, applying for permits and they didn't realize they could get a waiver on their permits. We are trying our best to get the word out about this special exception. Chairman Harvie said it is illegal to burn leaves and not just a Falls Township rule. It is an issue of fire safety. It is okay if you use chimineas to burn wood, but it has to be wood, not trash or leaves or other garbage.

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Chairman Harvie reminded everyone about the Three Arches Tree Lighting which is scheduled for Saturday night at 6:30 p.m. and also the tree lighting in Historic Fallsington on Sunday evening the 9th at 6 p.m. This Sunday evening at sun-down is the beginning of Hanukkah. To our friends and resident of the Jewish faith, we wish them a Happy Hanukkah.

Member Snipes moved to adjourn the meeting; Member Galloway seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:31 p.m.



Jeffrey Dence, Secretary

Jeffrey Raco