

Township of Falls



The meeting will be held at Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

REGULARLY SCHEDULED MEETINGS OF THE BOARD OF SUPERVISORS ARE AUDIO AND VIDEO RECORDED

AGENDA – JUNE 24, 2024

TIME: 7:00 PM E.D.T.

SALUTE TO THE FLAG

ROLL CALL:

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

ITEM #1: EXECUTIVE SESSION

ITEM #2: PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON
FORTY-FIVE MINUTE MAXIMUM

ITEM #3: COSMOS RESTAURANT AND BAR – PRELIMINARY & FINAL LAND
DEVELOPMENT – 980 LINCOLN HIGHWAY – TMP# 13-017-300, 13-017-303
& 13-017-303-001

ITEM #4: FALLS TOWNSHIP FIRE COMPANY NO. 1 – PRELIMINARY & FINAL
LAND DEVELOPMENT – 310 YARDLEY AVENUE – TMP# 13-032-081

ITEM #5: LYKON INVESTMENT CO., LLC – PRELIMINARY & FINAL LAND
DEVELOPMENT – 201 DEAN SIEVERS PLACE – TMP# 13-051-001-007

ITEM #6: SUNBELT FOREST PRODUCTS – PRELIMINARY & FINAL LAND
DEVELOPMENT – 400 ROCK RUN ROAD – TMP# 13-028-062-003

ITEM #7: CONSIDERATION OF NONDISCLOSURE AGREEMENT BETWEEN
NORTHPOINT DEVELOPMENT, LLC AND FALLS TOWNSHIP

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- ITEM #8: CONSIDERATION OF RATIFYING THE TOWNSHIP INSURANCE POLICY FOR THE PERIOD OF JUNE 18, 2024 TO JUNE 18, 2025 (PROPERTY, GENERAL, LIABILITY, AND PUBLIC LIABILITY)
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- ITEM #9: CONSIDERATION OF RATIFYING THE ENVIRONMENTAL POLICY FROM CRUM & FORSTER SPECIALITY INSURANCE COMPANY
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- ITEM #10: CONSIDERATION OF RATIFYING THE FLOOD INSURANCE POLICY FROM TOKIO MARINE SPECIALTY
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- ITEM #11: CONSIDERATION OF RATIFYING THE CYBER RISK COVERAGE POLICY FROM TRAVELERS
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- ITEM #12: CONSIDERATION OF BUILDING RENOVATION BUDGET
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- ITEM #13: CONSIDERATION OF CHANGE ORDER FROM RYCON FOR THE TOWNSHIP BUILDING RENOVATION PROJECT
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- ITEM #14: CONSIDERATION OF CHANGE ORDER FROM GRACE CONSTRUCTION FOR THE TOWNSHIP BUILDING RENOVATION PROJECT
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- ITEM #15: CONSIDERATION OF PETITION FROM DANJA, LLC TO VACATE ROME STREET
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- ITEM #16: CONSIDERATION OF ADOPTING ORDINANCE AMENDING CHAPTER 199 – TREE PROTECTION STANDARDS – TO ADD 199-6 CONTAINING A FEE IN LIEU OF TREE REPLACEMENT
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- ITEM #17: CONSIDERATION OF AUTHORIZATION FOR ADVERTISEMENT FOR CHAPTER 203 – “VEHICLES AND TRAFFIC,” ARTICLE III – “PARKING REGULATIONS,” SECTION 22 – “PARKING PROHIBITED AT ALL TIMES”, SUBSECTION C, AND CHAPTER 203 – “VEHICLES AND TRAFFIC,” ARTICLE III – “PARKING REGULATIONS,” SECTION 23 – “PARKING PROHIBITED DURING CERTAIN HOURS”, SUBSECTION A
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- ITEM #18: CONSIDERATION OF UPDATING POLICE POLICIES – POLICY NUMBERS 308, 309, 313, 314, 317, 318, 319, 329, 331, 403, 433, 600, 604 & 800
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- ITEM #19: CONSIDERATION OF RESOLUTION HIRING POLICE OFFICER FRANCIS BALUYOT
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- ITEM #20: CONSIDERATION OF RESOLUTION HIRING POLICE OFFICER MICHAEL KUBEK
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- ITEM #21: CONSIDERATION OF THE 2024 DIESEL AND UNLEADED FUEL BIDS FOR FALLS TOWNSHIP
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- ITEM #22: CONSIDERATION OF MASCOT FOR TOWNSHIP PARKS & RECREATION EVENTS
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- ITEM #23: CONSIDERATION OF STIPULATION TO SETTLE A TAX ASSESSMENT APPEAL FOR ALLIANACE ONE GEOFFREY DRIVE, LLC – 1 GEOFFREY DRIVE – TMP# 13-028-062-004
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- ITEM #24: CONSIDERATION OF STIPULATION TO SETTLE A TAX ASSESSMENT APPEAL FOR ALLIANACE TWO GEOFFREY DRIVE, LLC – 2 GEOFFREY DRIVE – TMP# 13-028-062-012
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- ITEM #25: CONSIDERATION OF PROCLAMATION OF DISABILITY PRIDE MONTH
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- ITEM #26: CONSIDERATION OF NOTICE OF INTENT TO AWARD CONTRACT TO ABC CONSTRUCTION FOR THE VERMILLION HILLS FOOTBRIDGE PROJECT
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- ITEM #27: CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD
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- ITEM #28: CONSIDERATION OF APPOINTMENT TO THE DISABLED PERSONS BOARD
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- ITEM #29: CONSIDERATION OF APPOINTMENT TO THE ENVIRONMENTAL ADVISORY BOARD
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- ITEM #30: CONSIDERATION OF APPOINTMENT TO THE HISTORICAL ARCHITECTURAL REVIEW BOARD
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- ITEM #31: CONSIDERATION OF APPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION
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- ITEM #32: CONSIDERATION OF APPOINTMENT TO THE NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE
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- ITEM #33: CONSIDERATION OF APPOINTMENT TO THE POLICE PENSION COMMITTEE
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- ITEM #34: CONSIDERATION OF APPOINTMENT BY RESOLUTION TO THE ZONING HEARING BOARD
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- ITEM #35: CONSIDERATION OF LABOR COUNSEL FOR FALLS TOWNSHIP
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- ITEM #36: MINUTES – MAY 14, 2024 AND MAY 20, 2024
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- ITEM #37: ENGINEERS REPORT
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- ITEM #38: BILL LIST
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ITEM #39: OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

ITEM #40: JONES ENGINEERING ASSOCIATES BILL LIST

ITEM #41: CONSIDERATION OF CONTRACT AMENDMENT FOR ALLSTATES
MECHANICAL

ITEM #42: MANAGER COMMENT

ITEM #43: BOARD COMMENT

ADJOURNMENT