

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

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

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the Board held an Executive Session prior to tonight's meeting to discuss potential litigation, two personnel matters and two matters involving Collective Bargaining Agreements.

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

Ms. Toni Battiste asked about the location of Rome Street. Ms. Gallagher said this is an application to vacate a paper street which means the street only ever existed on paper. The applicant is making the argument that the Township never opened the street, has no intention of opening the street and will never open the street. The township does not own the street. Ms. Battiste suggested posting notices on the township website since most people do not get the newspaper. Ms. Gallagher said it is listed on the agenda which is on the website. Member Mullen said we are in compliance with the public notices. Ms. Battiste also inquired about the fire tax and if a percentage of that goes to EMS or just the fire companies.

Mr. Todd Vreeland (Deputy Chief, Levittown-Fairless Hills Rescue Squad) gave a mid-year update. There have been 3,864 calls that the rescue squad has responded to for the first half of this year. Of those, 1,842 were in Falls Township and the Levittown-Fairless Hills Rescue Squad responded to 89% of those calls.

ITEM # 3 PRESENTATION OF LIFE SAVING CERTIFICATIONS

Fire Marshal Rich Dippolito presented citations to Zach Lizotte, members of the Falls Township Police Department, Levittown-Fairless Hills Rescue Squad, Morrisville Rescue

Squad, and Levittown Fire Co. No. 1 for their efforts in saving the life of township resident Cathy Lizotte who was in cardiac arrest. Zach Lizotte received a civilian citation since he helped his mother and started CPR. Life-saving certification awards were presented to Chief James Bray (Levittown Fire Co. No. 1), Michael Lowe and Tyler Horvath (Levittown-Fairless Hills Rescue Squad), Officer Dean Steckclair, Officer Matt Shannon, Corporal Alex Sansone, and Richard Brandau and Andrew Hotzman, both from Morrisville Rescue Squad. This was a great team effort and saved Ms. Lizotte's life.

**ITEM # 4 CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS
16 YARDLEY AVENUE – TMP # 13-020-293 – INSTALLATION OF
SOLAR PANELS ON THE ROOF**

Member Galloway moved to approve the Certificate of Appropriateness for 16 Yardley Avenue, TMP # 13-020-293, for installation of solar panels on the roof; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 5 CONSIDERATION OF PETITION FROM DANJA, LLC TO VACATE
ROME STREET**

Ms. Chelsey Jackman (Begley, Carlin & Mandio) spoke on behalf of Mr. Tony DiSandro, owner of CVA and Danja, LLC. Mr. Eric Clase (Gilmore & Associates) was also present. This area consists of multiple small parcels all owned by Danja, LLC. CVA is a business owned by Danja. Rome Street has been un-opened and there is no intention of opening it. Member Galloway moved to approve Ordinance # 2024-2, petition from Danja, LLC to vacate Rome Street; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 6 DANJA, LLC – WAIVER OF LAND DEVELOPMENT – 110
CENTRAL AVENUE – TMP # 13-005-022, 022-001, 022-002, 112, 116,
138, 141, 142, 14, 144, 145, 147, 174, 175, 176, 202, 207, 208; ROME
PAPER STREET – 13-005-140, 177**

This is a request for an allocation of space for a third-party tenant to lease the area. This is a trucking company. There is no development. CVA is leasing to only one tenant who has been a good tenant for many years. They keep a clean property. Member Mullen asked if notices had to be sent to neighboring property owners. Ms. Jackman said there was no one who needed notification as the adjoining business is CVA. Member Galloway moved to approve Resolution # 2024-24 for Danja, LLC, waiver of land development, 110 Central Avenue, TMP # 13-005-022, 022-001, 022-002, 112, 116, 138, 141, 142, 14, 144, 145, 147, 174, 175, 176, 202, 207, 208; Rome Paper Street – 13-005-140, 177; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 7 CONSIDERATION OF APPROVAL TO AMEND THE CHANGE ORDER FOR RYCON APPROVED AT THE JUNE 24, 2024 BOARD OF SUPERVISORS MEETING

Member Galloway moved to approve a change order for Rycon in the amount of \$706,892.64; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 8 CONSIDERATION OF APPROVAL TO AMEND THE CHANGE ORDER FOR GRACE CONSTRUCTION APPROVED AT THE JUNE 24, 2024 BOARD OF SUPERVISORS MEETING

Member Galloway moved to approve a change order for Grace Construction in the amount of \$475,182.14; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 9 CONSIDERATION OF RATIFYING CONTRACT AMENDMENT FOR ALLSTATES MECHANICAL

Member Mullen moved to ratify the contract amendment for AllStates Mechanical; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 10 CONSIDERATION OF CHANGE ORDER #2 FOR DESIGN BLENDZ – FORMALLY IEI ARCHITECTS, INC. FOR PROFESSIONAL SERVICES

Member Galloway moved to approve change order # 2 for Design Blendz, formally IEI Architects, Inc. for professional services in the amount Not To Exceed \$209,000; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 11 CONSIDERATION OF ADDITIONAL DESIGN & INSPECTION COSTS FOR JONES ENGINEERING ASSOCIATES WITH A NOT TO EXCEED AMOUNT

Member Mullen moved to approve additional Design & Inspection costs for Jones Engineering Associates in the amount Not To Exceed \$98,300; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 12 CONSIDERATION OF MANAGER’S RECOMMENDATION FOR SPEEDWAY TOWING AND REPAIR, LLC

Manager Takita said on July 22, 2024, a hearing was held pursuant to Section 206-12 of the Falls Township Code regarding allegations that Speedway Towing violated Chapter 206 of the Code. Based on evidence presented, it is recommended that the Board of Supervisors affirm the administrative suspension of Speedway Towing through today’s date and reinstate Speedway Towing’s Duty Tow License as soon as reasonably practical. This is

subject to the conditions agreed to by Speedway Towing. It is recommended that a formal warning letter be issued to advise Speedway Towing that any violations of the Code will result in further sanctions including but not limited to the revocation of their wrecker's license. Member Mullen moved to approve the Manager's recommendation for Speedway Towing and Repair, LLC; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 13 CONSIDERATION OF AUTHORIZATION FOR MANAGER TO FINALIZE THE AWARD CONTRACT TO ABC CONSTRUCTION FOR THE VERMILLION HILLS FOOTBRIDGE PROJECT

Member Mullen moved to authorize the Manager to finalize the award contract to ABC Construction for the Vermillion Hills Footbridge project; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 14 CONSIDERATION OF ESCROW RELEASE FOR NP FALLS TOWNSHIP INDUSTRIAL, LLC

Member Mullen moved to approve escrow release #1 for NP Falls Township Industrial, LLC in the amount of \$23,307,132.61; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 15 CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD

There was no action on this agenda item.

ITEM # 16 CONSIDERATION OF APPOINTMENT TO THE DISABLED PERSONS BOARD

There was no action on this agenda item.

ITEM # 17 CONSIDERATION OF APPOINTMENT TO THE ENVIRONMENTAL ADVISORY BOARD

There was no action on this agenda item.

ITEM # 18 CONSIDERATION OF APPOINTMENT TO THE HISTORICAL ARCHITECTURE REVIEW BOARD

There was no action on this agenda item.

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ITEM # 19 CONSIDERATION OF APPOINTMENT TO THE HISTORIC PRESERVATION COMMISSION

There was no action on this agenda item.

ITEM # 20 CONSIDERATION OF APPOINTMENT TO THE POLICE PENSION COMMITTEE

There was no action on this agenda item.

ITEM # 21 CONSIDERATION OF APPOINTMENT BY RESOLUTION TO THE ZONING HEARING BOARD

There was no action on this agenda item.

ITEM # 22 MINUTES – JUNE 24, 2024 & JULY 9, 2024

Member Galloway moved to approve the minutes from June 24, 2024 and July 9, 2024; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 23 ENGINEERS REPORT

Mr. Douglas Waite said there was one new land development application for a warehouse off of Cabot Boulevard and six new earth disturbance applications for building additions and pool permits.

ITEM # 24 BILL LIST

Manager Galloway moved to approve the bill list in the amount of \$4,427,379.91; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 25 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

Member Galloway moved to approve the Obermayer Rebmann Maxwell & Hippel, LLP bill list in the amount of \$28,761.50; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 26 CAMPBELL DURRANT, P.C. BILL LIST

Member Galloway moved to approve the Campbell Durrant, P.C. bill list in the amount of \$18,346.01; Member Mullen seconded the motion; all board members were in favor. (3-0)

ITEM # 27 JONES ENGINEERING ASSOCIATES BILL LIST

Member Mullen moved to approve the Jones Engineering Associates bill list in the amount of \$199,556.75; Member Palmer seconded the motion; all board members were in favor.
(3-0)

ITEM # 28 MANAGER COMMENT

There was no action on this agenda item.


ITEM # 29 BOARD COMMENT

Member Galloway said he hopes everyone is enjoying their summer.

Member Palmer – no comment.

Member Mullen – no comment.

Member Galloway moved to adjourn the meeting; Member Palmer seconded the motion.
(3-0) The meeting was adjourned at 7:32 p.m.



Brian Galloway, Secretary