

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

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

The meeting commenced at 7:09 p.m. with roll call and salute to the flag. All Board members were present. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan.

**SWEARING IN AND CONSIDER RESOLUTIONS FOR POLICE OFFICER FRANCISCO OLMEDA III AND NICOLE DIVINY**

Chief William Wilcox introduced new Police Officers Ronald McPherson, Nicole Diviny, and Francisco Olmeda III. Officer Olmeda was sworn in by District Judge Jan Vislosky. Member Dence moved to approve Resolution # 15-7 for the hiring of Police Officer Nicole Diviny; Member Galloway seconded the motion; all board members were in favor. (5-0) Member Dence moved to approve Resolution # 15-8 for the hiring of Police Officer Francisco Olmeda III; Member Boraski seconded the motion; all board members were in favor. (5-0)

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

Mr. Bob Borden (116 Winding Way) said he and his neighbors have had issues with vacant houses on their street. They have been in touch with Code Enforcement who have done their best in terms of what they can do, however, with the houses being vacant for a few years, they are an eyesore. All he really sees are people cutting the grass. Mr. Borden asked how other issues, such as fallen trees or disrepair issues are handled and what kind of leverage the board might have. Chairman Harvie said one issue is trying to track down the property owners, as sometimes the properties get transferred from bank to bank. In terms of legal power, Mr. Clarke said the properties need to be maintained, consistent with our codes. As long as the grass is being cut and there are no code violations; if the properties are vacant, there is very little we can do. As long as they are in compliance with our property maintenance code, we can't force anyone to occupy the houses. Chairman Harvie said they will communicate this with Mr. Bennett and make sure the law is being followed. Member Dence asked to try to find out who owns these houses. Mr. Borden said one of the houses has been vacant as long as ten years. Mr. Clarke said they can check to see who owns the houses and what can be done.

Mrs. Margaret Estock commented on dead tree branches and how her neighbor's tree branch damaged Mrs. Estock's fence. Mrs. Estock said trash and recycled litter the area. She spoke about how the county pays taxes on one of the houses because it belongs to a 100% disabled veteran. Chairman Harvie said the issue with branches and trees sounds like a safety issue. They will have someone take a look at this.

Mr. Estock spoke further on this subject. He said people are damaging some of these houses. Member Dence said he is well aware about the issue with these houses. Chairman Harvie said they can cite and document everything, take it to the courts and say here is the problem, but then it is the court who has to deal with the problems. Chairman Harvie said they will do the best they can, especially if it is a safety issue.

**ITEM # 2    CONSIDER LANDSCAPING BIDS FOR TOWNSHIP FACILITIES FOR 2015**

Manager Gray said on March 27, 2015, the township opened sealed bids for landscaping services for the township properties for the year 2015. Bids were as follows: WDB Lawn and Garden in the amount of \$20,925; Rushton Concepts, LLC in the amount of \$47,550; Greenscape Landscape Contractor in the amount of \$23,330; and Penn Valley Concrete and Landscaping in the amount of \$23,460. Member Boraski moved to accept the bid from WDB Lawn and Garden in the amount of \$20,925 for the 2015 Falls Township landscaping services; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 3    CONSIDER THE 2015-2016 STONE AND ASPHALT BIDS FOR FALLS TOWNSHIP**

Manager Gray introduced this item. The purchase of asphalt is from Morrisville, LLC. The purchase of stone is from Hanson Aggregates. Our staff will go to pick up these products. Member Rocco moved to accept the bids as presented in the April 1, 2015 memo; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 4    CONSIDER THE 2015-2016 SIGN MATERIALS AND POSTS BIDS FOR FALLS TOWNSHIP**

Manager Gray said Mr. Joe Arnao has secured bids through the Bucks County Consortium for the purchase of sign materials and posts. Member Boraski moved to accept the bid from Garden State as presented in the April 7, 2015 memo; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 5    CONSIDER BUS QUOTES FOR THE 2015 FALLS TOWNSHIP SUMMER CAMP PROGRAM**

Manager Gray said the Parks and Rec Department has secured five quotes for the summer camp bus trip transportation. Bids were as follows: STA (Student Transportation of America) in the amount of \$3,158.75 (no gratuity required); First Student in the amount of \$4,787.50 (no gratuity required); Wertz Motor Coaches, Inc. in the amount of \$8,055 (no gratuity required); US Coachways in the amount of \$10,815.31 (gratuity included); and The

Bus Bank in the amount of \$10,735 + \$1,610.25 (gratuity est. @ 15%) = \$12,345.25. Member Rocco moved to accept the bid from Student Transportation of America in the amount of \$3,158.75 for the 2015 Falls Township Summer Camp Program; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 6 CONSIDER STIPULATIONS TO SETTLE IN SPIRIT MASTER FUNDING III, LLC. V. BUCKS COUNTY BOARD OF ASSESSMENT APPEALS ET AL, TAX PARCEL # 13-047-166-008, DOCKET # 2010-12508**

Manager Gray said this is for a company who filed a reassessment of their property taxes. The Assessment Board has approved this request. Member Galloway moved to approve the stipulation to settle for Tax Parcel # 13-047-166-008; Member Rocco seconded the motion; all board members were in favor. (5-0)

**ITEM # 7 CONSIDER STIPULATIONS TO SETTLE IN SPIRIT MASTER FUNDING III, LLC. V. BUCKS COUNTY BOARD OF ASSESSMENT APPEALS ET AL, TAX PARCEL # 13-003-021, DOCKET # 2010-12511**

Member Galloway moved to approve the stipulation to settle for Tax Parcel # 13-003-021; Member Rocco seconded the motion; all board members were in favor. (5-0)

**ITEM # 8 CONSIDER ADOPTING ORDINANCE REPEALING CHAPTER 209, SECTION 33 – FLOOD HAZARD AREAS**

Chairman Harvie provided an update for the changes to this ordinance. Member Galloway moved to approve Ordinance 15-3, repealing Chapter 209, Section 33 – Flood Hazard Areas; Member Boraski seconded the motion; all board members were in favor. (5-0)

**ITEM # 9 CONSIDER AUTHORIZATION TO ADVERTISE AN ORDINANCE ESTABLISHING CHAPTER 157 – NOXIOUS PLANTS AND WEEDS; CONSIDER AUTHORIZATION TO ADVERTISE AN ORDINANCE AMENDING CHAPTER 138 – HOUSING STANDARDS – SECTION 3 – INSPECTIONS, SUBSECTION A; CONSIDER AUTHORIZATION TO ADVERTISE AN ORDINANCE AMENDING CHAPTER 192 – SALE OF RESIDENTIAL PROPERTY – SECTION 3 – DISCLOSURE REQUIREMENTS – SUBSECTION D AND SECTION 4 – RESIDENTIAL DISCLOSURE STATEMENT**

Chairman Harvie and Ms. Gallagher reviewed the proposed changes to this ordinance. Member Dence moved to approve authorization to advertise ordinance establishing Chapter 157 – Noxious Plants and Weeds; ordinance amending Chapter 138 – Housing Standards – Section 3 – Inspections, Subsection A; ordinance amending Chapter 192 – Sale of Residential Property – Section 3 – Disclosure Requirements – Subsection D and Section 4 – Residential Disclosure Statement; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 10 MINUTES – MARCH 17, 2015**

Member Dence moved to approve the minutes from March 17, 2015; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 11 EXECUTIVE SESSION**

Mr. Clarke said the board met in Executive Session with Chief Wilcox to discuss a matter involving police operations.

**ITEM # 12 MANAGER COMMENT**

- A. Member Rocco moved to approve the time extension for Waste Gas, located at 450 New Bold Road, to June 19, 2015; Member Galloway seconded the motion; all board members were in favor. (5-0)
- B. Member Dence moved to approve the time extension for Kalimar LLC, Old Rt. 13, to October 15, 2015; Member Galloway seconded the motion; all board members were in favor. (5-0)
- C. Manager Gray spoke about a possible violation to Chapter 206 by Piscopo Brothers. Based on evidence presented, it was determined that Piscopo Brothers did violate Section 206 of the ordinance. It is recommended that a \$50 fine be imposed, and a warning letter be issued to Piscopo Brothers. Member Rocco said he would like to see the ordinance changed to at least cover legal fees. Member Rocco moved to accept the recommendation of the management in regard to Piscopo Brothers; Member Dence seconded the motion; all board members were in favor. (5-0) Member Dence said he would like to change the ordinance to make them pay for the legal fees and hopefully that will make them not violate the ordinance.

**ITEM # 13 BOARD COMMENT**

Member Dence said the Live Here, Spend Here program is moving forward. The first business to be featured is Thornridge Hardware. The township is having a contest to design a logo for this program. The prize is a family membership to the Pinewood Pool.

Member Rocco – no comment.

Member Boraski – no comment.


Member Galloway said the folks that were here earlier spoke about vacant houses on Winding Way. Member Galloway said he can sympathize with them as he had been looking at an abandoned house across the street from his home. They have had all kinds of problems with it, but it is now being fixed up. It is comforting to see people in that house again.

Chairman Harvie said the right to own property is one of the sacred rights in our country. It doesn't mean you have to keep the property nice, but we have certain restrictions. A lot of things we cannot control. If it is a safety issue, that is a serious issue and we start to have a

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little more power in that sense. Chairman Harvie said we have an individual who had to step down from the Parks and Rec Board so we have an opening on that board as well as other boards and commissions. Chairman Harvie moved to appoint Mr. Steve Hammer to the Planning Commission for a 4-year term; Member Rocco seconded the motion; all board members were in favor. (5-0) Chairman Harvie thanked everyone for the work they do as well as Chief Wilcox and Judge Vislosky for coming out to the swearing in of Officer Olmeda.

Member Dence moved to adjourn the meeting; Member Galloway seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 8:04 p.m.



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Jeffrey Rocco, Secretary