

**Board of Supervisors – February 24, 2025**

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

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

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. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke and Township Engineer Joe Jones. Member Mullen asked for a moment of silence held in memory of Anna Payne, beloved Middletown Supervisor and gone way too soon.

**HONORING SERGEANT STEPHEN REEVES FOR INCIDENT COMMAND PERFORMANCE**

Chief Whitney said last year on March 17<sup>th</sup>, everyone was getting ready for the St. Patrick's Day Parade when an unexpected tragedy occurred. There was a triple homicide at two different crime scenes and a third crime scene where a carjacking occurred. Sgt. Stephen Reeves was the Sergeant on duty that day. He managed the scenes very effectively. We had help from numerous jurisdictions. Our staging area was at Pennsbury High School. This all started with the decision making by Sgt. Reeves and we are here to honor him this evening. A Certificate of Appreciation was read and presented to Sgt. Reeves by Harley Greene, Director of the St. Patrick's Day Parade and Michael Hennessy.

**ITEM # 1 EXECUTIVE SESSION**

Mr. Clarke said prior to tonight's meeting, an Executive Session was held to consult with a Township Consultant on a personnel matter. No deliberations occurred and no votes were taken. The Board also discussed a Collective Bargaining agreement and several personnel matters.

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

Ms. Judy Arciniaco lives in Pennwood Crossing. She is a relatively new resident and said there are approximately 900 lots in that community. Ms. Arciniaco asked about the KPK business on Penn Valley Road and what type of materials are dumped there. Is anything hazardous? Are they filling in the quarry to put it back to its natural space? Mr. Jones said

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the KPK Quarry and materials site is all clean fill coming into the site or leaving the site. It is clean dirt, rock and other materials like that. It is monitored by the DEP.

Mr. Scott Taylor also lives in Pennwood Crossing. He said for the last several years their lot rent has dramatically increased. He wonders if there is a limit. They previously had their trash, cable, water and sewer included in their lot rent but that is now being billed separate. He knows trash pick up is included in Falls Township and wonders if they could also pick up for them. The majority of the residents are single income, retired and looking for affordable housing. It is no longer affordable. Mr. Taylor said his lease renews in August and he is being told if you don't like it, don't sign your lease and move out. Mr. Taylor asked if there is any chance of Cedar Lane being repaved. There is a garage at Cedar Lane and Tyburn Road that has so many parked vehicles that it is sometimes difficult to get through this area. There are no parking signs in the area. With the KPK quarry, there are loud noises all day long. You hear a constant boom when the trucks are dumping. Member Boraski said KPK probably has certain operating hours and the Manager can look into that for you as well as the issue at the garage. Mr. Clarke said the Township has nothing to do with the rent that is charged by a private landlord in the Township. There is no rent control or rent stabilization. We are not involved in that private transaction between individuals. As far as the trash is concerned, the Township has an arrangement with Waste Management for the collection of residential trash but that does not include private communities or HOAs. Pennwood Crossing is unique in that it is a private community.

Mrs. Dawn Taylor lives in Pennwood Crossing. She is Scott's wife. Mrs. Taylor said they pay taxes and keep up with their house and they feel like the government cannot help them because Pennwood Crossing is privately owned. They had a tree fall on their house and had to use their homeowner's insurance to pay for that. She spoke with Mr. Ed Neubauer about some issues and Representative Prokopiak about a rent cap. The owner does not take care of anything and he does not want to make repairs. Manager Takita said they have increased violations and inspections against Pennwood Crossing and other mobile home parks. Member Boraski said if you think there are code violations, please contact Code Enforcement. Mrs. Taylor said she had sent photos and nothing has been done. There is a tree growing underneath her patio. Underground oil tanks were leaking. Mrs. Taylor said every time something goes wrong, they pay for it and if they say anything, they get something taken away or the property owner raises their bills.

Ms. Jennifer Metzger said at the last meeting, Mr. Clarke did not let the Township Engineer answer questions from Robert Abrahms about the cascading waterfall resulting from removing the dam which is now Pennsbury High School West. Ms. Metzger is concerned about the high school being built on wetlands. Ms. Metzger said she knows you feel the Board doesn't have a say because it is with the Planning Commission. Ms. Metzger referred to meeting minutes from 2011 when Chairman Harvie said there was a zoning matter coming up where they were looking to put a mulching facility at the corner of Mill Creek Road and Bristol Pike. The area was close to residences. Chairman Harvie had asked the Board to permit the Solicitor to go and state opposition to the proposed zoning change.

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The applicant was also asking for a number of variances. Ms. Metzger said there is precedent for you saying something to another board or another group. Ms. Metzger said they are talking about putting up a multi-unit apartment building at the former bowling alley. If possible, can you limit this to a two-story building? We are asking that you say something to the Planning Commission. Ms. Metzger said you are saying you have no control over taxes. Falls Township has been amazing about not raising taxes. We appreciate everything you have done. It is the Pennsbury School District that is charging the residents more than 84% of their real estate taxes and it is affecting everyone including people in private communities, and people who are in rental situations. The landlord has to cover their real estate taxes. By allowing the school to build and use the maximum percentages and by not stopping them, they are taking over. This is affecting everyone - our seniors and our hard-working residents and this is a huge problem. Ms. Metzger said the parks will now be open from dawn to dusk instead of 7 a.m. to 10 p.m. Ms. Metzger said Pennsbury is trying to have field rentals. Pennsbury is talking about using our fields from 7:30 p.m. until approximately 10:00 p.m. Is there a way for you to further impose your decision for dawn to dusk for parks and apply this to Pennsbury?

**ITEM # 3    CONSIDERATION OF APPROVAL FOR PROPOSAL FROM  
REMINGTON & VERNICK ENGINEERS FOR PEDESTRIAN  
CROSSWALK UPGRADES AT NEW FALLS ROAD AND  
VERMILLION DRIVE**

Mr. Derek Kennedy said this project is for crosswalk upgrades and includes adding signalized push-button activated pedestrian warning lights, as well as pavement and signing that goes along with that as well. The design is done and we have our PennDOT permits. The next step is to go out to bid and advertise for construction. We anticipate the start of construction on or about May 5, 2025 and this project would take about three months, depending on availability of supplies. Member Boraski wants to applaud you because we are overdue on this project, but we are right on budget. Member Palmer said this is definitely needed and he is glad it is coming to fruition. Member Mullen thanked Member Boraki for being persistent and moving this project along. Member Boraski moved to approve the proposal from Remington & Vernick Engineers for pedestrian crosswalk upgrades at New Falls Road and Vermillion Drive; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 4    CONSIDERATION OF APPROVAL FOR PROPOSAL FROM  
REMINGTON & VERNICK ENGINEERS FOR TRENTON ROAD  
AND NORTH OLDS BOULEVARD TRAFFIC SIGNAL  
IMPROVEMENT PROJECT**

Member Mullen said this proposal in the amount of \$338K is for the Trenton Road and North Olds Boulevard traffic signal improvement project and includes a full traffic signal replacement and modernization, ADA ramps and associated roadway improvements. This is funded by the Green Light Go grant with a 20% Township match. Anticipated construction is to begin April 21, 2025. This project is expected to take approximately five

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months. Member Galloway said this is needed as many children cross here going to and from school. Member Palmer said he is glad to see the majority of this project through the Green Light Go grant. Member Boraski moved to approve the proposal from Remington & Vernick Engineers for the Trenton Road and North Olds Boulevard Traffic Signal Improvement Project; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 5 CONSIDERATION OF APPROVAL FOR RATIFYING THE AFSCME CONTRACT**

Mr. Clarke said the Board has been discussing this contract for some time. Within the last several weeks, they have reached a tentative agreement. The union has approved the tentative agreement. The terms will go into effect and then we will put it in final contract form for execution. This is a four-year contract with increases of 5, 4, 4, 3.5%. The contract will also include a healthcare contribution premium share of 0% in the first two years, .5% in year three and 1% in year four. The wage increases are fairly consistent with what we are seeing in Bucks and Montgomery and the healthcare contribution is also in line for a municipality that is having a healthcare contribution for the first time. Member Boraski moved to approve ratifying the AFSCME contract; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDERATION OF APPROVAL FOR PROPOSAL FROM F.X. BROWNE FOR ACT 101 RECYCLING GRANT**

Member Boraski moved to approve the F.X. Browne Act 101 Recycling Grant proposal in the amount of \$6,300; Member Palmer seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDERATION OF APPROVAL FOR RATIFYING MYREC.COM RECREATION SOFTWARE AGREEMENT**

Mr. Brian Andrews said this is the registration software we use for all of the programs we offer through Parks and Rec. The price is the same as last year. Utilizing this software has been a big help and great addition to our program. Member Galloway moved to ratify the MYREC.com recreation software agreement; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 CONSIDERATION OF APPROVAL FOR FERTILIZER QUOTES FOR TOWNSHIP FACILITIES**

Mr. Andrews said they went out for proposals for fertilizer for Township facilities. Tru-Green came in at the best price and is comparable to what was spent in 2024. The new Township building has been added. Member Galloway moved to award the fertilizer quote to Tru-Green; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 9 CONSIDERATION OF APPROVAL FOR THE PURCHASE OF VENTLESS FRYERS AND INSTALLATION OF A VENT HOOD FOR THE FALLS TOWNSHIP COMMUNITY PARK**

Mr. Andrews said this past year we performed inspections of our little league facilities and had to do some upgrades. The subject of fryers came up. What we have does not comply with the fire code. We looked at installation of new vent hoods with exhaust but also came across the option of ventless fryers. Mr. Andrews said due to the way the buildings are laid out at three of the facilities (Falls Twp Community Park, Levittown Continental, Yatsko Field) we are proposing to install ventless fryers, essentially just putting in electrical. At the Fairless Hills complex, they have a hood system but we need to add suppression and electrical work. We would be upgrading the existing vent hood at Fairless Hills. Member Palmer asked if there was going to be training at the facilities. Mr. Andrews said it is pretty straightforward to use and have an instructional video. For the ventless fryers, the oil is contained within these units and they are double baskets. We are also going to purchase heat lamps and a year's worth of filters. They also have a video on how to maintain them. Mr. Andrews said there is no maintenance agreement right now but there is a warranty. Mr. Andrews thinks our fire inspectors usually perform a basic fire code inspection every year. Member Mullen said this is a huge part of the revenue that continues to help these groups keep their rates down so more kids can participate in their programs. The whole thing is doing this safely. Mr. Andrews said the company that we purchase these from will come out to do the testing and he will try to come up with a maintenance agreement. These units are also portable. Member Galloway moved to approve the purchase of ventless fryers and installation of a vent hood for the Falls Township Community Park; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 10 CONSIDERATION OF APPROVAL FOR SURPLUS VEHICLE BIDS**

Manager Takita said four township vehicles were listed with Auctions International. The bidding ended February 21, 2025. All five vehicles were up for sale for the amount of \$11,900. The Board is being asked to approve sale of these vehicles. Member Galloway briefly left the meeting. Member Palmer moved to approve the sale of Township surplus vehicles with Auctions International; Member Mullen seconded the motion. Member Boraski voted no. There was a recess in the meeting at 7:45 p.m. and the Board reconvened at 7:46 p.m. There was a motion to approve surplus vehicle bids and was seconded and is on the table for a vote. All Board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 11 CONSIDERATION OF APPROVAL FOR PROPOSAL FROM MANFREDL LLC FOR MANAGEMENT CONSULTING SERVICES TO ASSIST IN THE SEARCH FOR A NEW TOWNSHIP MANAGER**

Member Mullen said this is a proposal to assist in a search for a new Township Manager. The rate is \$275 for Managing Member and down to Direct Admin Support at the rate of

\$75 per hour. Ms. Toni Battiste said she would like to express appreciation for the job Manager Takita has been doing. If you can take your time and look hard for a really good replacement, that would be fine. Member Galloway moved to approve the proposal from Manfredl LLC for Management Consulting Services to assist in the search for a new Township Manager; Member Mullen seconded the motion; all board members were in favor with the exception of Member Palmer who voted no. (3-1)

**ITEM # 12 CONSIDERATION OF APPROVAL FOR SETTLEMENT AGREEMENT FOR 117 MAKEFIELD ROAD**

Mr. Clarke said the resident is claiming that they took down a tree that belongs to the Township that was in the right of way. We do not agree with the resident, but it is cheaper to get this resolved so we have entered into an agreement with the property owner. Member Boraski believes this may set a precedent for a lot more residents who want to open up a claim with the Township. Mr. Clarke said we have to work on tightening up our Ordinance and will have something for the Board in the future. If we were to settle this and not do anything else, it could set a precedent. We think the Ordinance is unclear about who is responsible for maintaining trees in the right of way, especially if they are posing some sort of danger. Ms. Jennifer Metzger said this is a major problem. There are a lot of trees on the aprons and the aprons have been destroyed over time. Sidewalks have sunken in and there are manhole covers in certain areas where residents have covered those manhole covers. If it rains and freezes, there is an ice problem. Trees are lifting up sidewalks. This is not her property but eventually it will happen at her property. What is she supposed to do? Member Boraski said for reference a lot of the utilities in Falls Township are overhead. If it is a manhole cover, most likely it is just a storm water but it has always been the property owner's responsibility to maintain. Member Galloway moved to approve the settlement agreement for 117 Makefield Road; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 13 CONSIDERATION OF APPROVAL FOR ORDINANCE AMENDING CHAPTER 168 – PARKS – SECTION 11 – HOURS AND SECTION 16 – VIOLATIONS AND PENALTIES**

Mr. Clarke said we are modifying the Parks Ordinance so the parks will now close at sunset and we are adding a procedure by which we can revoke someone's privileges to be in the park after they have been given proper notice and the opportunity to be heard if there are continued violations of park policy. Ms. Jennifer Metzger asked how this impacts the rest of the Ordinances in the Township. She said if she has a party and it is after 10:30 at night, she has to knock on her neighbor's doors and tell them. Mr. Clarke said this Ordinance only affects Township parks. Member Galloway moved to approve Ordinance 2025-1, amending Chapter 168 – Parks – Section 11 – Hours and Section 16 – Violations and Penalties; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 14 CONSIDERATION OF APPROVAL FOR PROPOSAL FROM JONES ENGINEERING ASSOCIATES FOR PROFESSIONAL SERVICES FOR THE COMMUNITY PARK HOCKEY RINK RESTORATION PROJECT**

This is a construction project for approximately \$120,000 to improve drainage restoration and repair. Member Galloway moved to approve the proposal from Jones Engineering Associates for Professional Services for the Community Park Hockey Rink Restoration Project; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 15 CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR TREE TRIMMING & REMOVAL SERVICES BID**

Member Galloway moved to approve authorization for advertisement for tree trimming and removal services; Member Palmer seconded the motion; all board members were in favor. (4-0)

**ITEM # 16 CONSIDERATION OF APPROVAL FOR AUTHORIZATION FOR ADVERTISEMENT FOR LANDSCAPING BIDS**

Member Palmer asked about Public Works doing this work. Manager Takita said historically the landscaping has gone out to bid. If you would like us to check about Public Works doing the landscaping, we can. Mr. Andrews said a lot of this is planting, mulching and landscaping. They need to have a certification to do the spraying of chemicals. He would have to look into this a little more in depth and see if there are some things we can do. This has usually been handled by an outside vendor. Member Galloway moved to approve authorization for advertisement for landscaping bids; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 17 CONSIDERATION OF APPROVAL FOR RATIFYING THE DECLARATION OF THE SNOW EMERGENCY RESOLUTION DECLARED ON FEBRUARY 11, 2025 THROUGH FEBRUARY 12, 2025**

Member Boraski moved to approve Resolution # 2025-10 for ratifying the declaration of the snow emergency Resolution declared on February 11, 2025 through February 12, 2025; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 18 CONSIDERATION OF APPROVAL FOR DONATION REQUESTS FOR THE AMERICAN LEGION POST (MEMORIAL DAY PARADE), BUCKS COUNTY ST. PATRICKS DAY PARADE, DELAWARE VALLEY VIETNAM VETERANS MEMORIAL, HISTORIC FALLSINGTON DAY, LEVITTOWN AMERICAN, FALLS SOCCER CLUB AND TOWNSHIPS AGAINST GRAFFITI**

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Member Galloway moved to approve donations of \$6,000 each to the American Legion Memorial Day Parade, the Bucks County St. Patrick's Day Parade, the Delaware Valley Vietnam Veterans Memorial, Historic Fallsington Day, Levittown American Athletic Association, the Falls Soccer Club and a \$5,000 donation to Towns Against Graffiti (T.A.G.); Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 19 CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD, DISABLED PERSONS ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, HISTORICAL ARCHITECTURAL REVIEW BOARD, HISTORIC PRESERVATION COMMISSION, NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE, PARKS & RECREATION BOARD, PLANNING COMMISSION, POLICE PENSION COMMITTEE, SHADE TREE COMMISSION AND ZONING HEARING BOARD**

Member Mullen moved to appoint Rachael Boice to the Environmental Advisory Board; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 20 MINUTES – JANUARY 27, 2025**

Member Boraski moved to approve the minutes for January 27, 2025; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 21 ENGINEERS REPORT**

Mr. Joe Jones said there were three new land developments submitted and two earth disturbance permit applications. For NorthPoint Phase 2 Buildings 4, 5 and 6, there has been some demolition work and preparation for the new user of Building 6. For the LPC Morrisville warehouse on Pennsylvania Ave, work continues with drainage construction, concrete flat work, electric and lighting. The Air Liquide project is undergoing drainage improvements and preparation for parking and driveways. For NorthPoint Area 3 Building 20 is winding down with electric work, bollards and improvements to the rail line that will support that site. Most of the land developments are going to the Planning Commission tomorrow. That includes the Earl Paving project, the Levittown Lanes project, Metals USA, NorthPoint Area 3, Starr Tours and NorthPoint Area 2. The Fallsington-Tullytown Garages were approved by the Planning Commission in January and will most likely be before this Board next month. The 8 East M-Y Lane project has identified zoning issues and they have to appear before the Zoning Hearing Board before they can move forward to the Planning Commission. For Earth Disturbance updates, NorthPoint Falls Industrial is working on drainage and earthwork preparation for that project. The SunBelt Forest project is complete but they are working on punch list items. For the CSC Sugar site that is work on remediating some of the basins that have become fouled due to sugar run off. For the Flect Holdings project, they are working on basin storm water management work. The Tow Path



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Road project has been approved and the Pennsbury School District project is under review. Ms. Jennifer Metzger asked for an update on Pennsbury School District. Mr. Jones said they submitted an earth disturbance application. They submitted their sketch plan. It was reviewed. They presented it to the Planning Commission and they didn't ask for any recommendation and now we wait for the land development plans to come in. Mr. Clarke said earth disturbance permits do not go to the Planning Commission.

**ITEM # 22 BILL LIST**

Member Palmer asked about the 2025 GIS services and if that is the finish for this. Manager Takita said Remington Vernick is working on a portion with TOFA to get the water and sewer utilities done. Member Palmer asked if they are showing us what they are doing. Manager Takita said both Carroll Engineering and Remington & Vernick have been showing us what they have been doing. Member Galloway moved to approve the bill list in the amount of \$4,284,909.79; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 23 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST**

Member Galloway moved to approve the Obermayer Rebmann Maxwell & Hippel, LLP bill list in the amount of \$5,398.50; Member Mullen seconded the motion; all board members were in favor with the exception of Member Boraski who voted no. (3-1)

**ITEM # 24 CAMPBELL DURRANT, P.C. BILL LIST**

Member Galloway moved to approve the Campbell Durrant, P.C. bill list in the amount of \$18,711.15; Member Palmer seconded the motion; all board members were in favor. (4-0)

**ITEM # 25 JONES ENGINEERING ASSOCIATES BILL LIST**

Ms. Jennifer Metzger asked what the engineering bill is for. Is it for change orders? Member Mullen said it is for Jones Engineering Associates. Any time the Township needs engineering services, Mr. Jones is the Township Engineer who does this work. Member Galloway moved to approve the Jones Engineering Associates bill list in the amount of \$284,587.60; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 26 MANAGER COMMENT**

There was no action on this agenda item.

**ITEM # 27 BOARD COMMENT**

Member Galloway said the Bucks County St. Patrick's Day Parade will be held on March 15<sup>th</sup>. We look forward to seeing everyone out there and hopes for good weather. Member

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Galloway is glad to get the New Falls Road crossing under way. Thank you to Manager Takita; he appreciates all the work he did with the Engineer's office.

Member Boraski wanted to thank Manager Takita for the New Falls Road pedestrian crossing. He appreciates all the help you gave and your hard work along with the Engineer's office to pull it off. It was two years that has passed and to keep it on the same budget, thank you.

Member Palmer asked if he could go back to board appointments. He would like to appoint Debbie DeBlasio to an Alternate position on the Zoning Hearing Board. Member Galloway thinks it should wait until the next meeting. Mr. Clarke said we have already done that agenda item. It is up to the discretion of the Chair. Member Palmer said the next meeting is fine.

Member Mullen – no comment.

Member Galloway moved to adjourn the meeting; Member Mullen the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:17 p.m.

  
Brian Galloway (Mar 23, 2025 08:02 EDT)

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Brian Galloway, Secretary