

# Township of Falls



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

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

## AGENDA – MAY 21, 2025

**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**

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ITEM #1: EXECUTIVE SESSION

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

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ITEM #3: CONSIDERATION OF APPROVAL FOR CERTIFICATE OF  
APPROPRIATENESS – 9 OLD LOCUST STREET – TMP # 13-020-269 –  
MILL AND STRIPE EXISTING PARKING LOT, REPAIR BASE AND  
INSTALL ASPHALT

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ITEM #4: SILL CORNER – SKETCH PLAN REVIEW – 1030-1056 TRENTON ROAD –  
TMP # 13-020-149 THRU 153

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ITEM #5: THOMAS EARLE – PRELIMINARY/FINAL LAND DEVELOPMENT – TMP  
# 13-047-118, 13-047-153, 13-047-155 AND 13-047-156 – LOCATED AT OR  
NEAR 14 WEST STEEL ROAD

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ITEM #6: ALLEN AND MARY ELLA EPISCOPO – PRELIMINARY/FINAL LAND  
DEVELOPMENT – TMP # 13-019-167-, 13-019-169 AND 13-168-001 – 8815 &  
8821 NEW FALLS ROAD

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ITEM #7:	METALS USA PLATES AND SHAPES, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT – TMP # 13-003-008-007 – 58 CABOT BOULEVARD EAST
ITEM #8:	CONSIDERATION OF APPROVAL FOR THE HEALTH BENEFITS PROGRAM RATE RENEWAL
ITEM #9:	CONSIDERATION OF APPROVAL FOR THE COLLECTIVE BARGAINING AGREEMENT FOR THE PUBLIC WORKS DEPARTMENT
ITEM #10:	CONSIDERATION OF APPROVAL FOR VEHICLES FOR THE POLICE DEPARTMENT
ITEM #11:	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
ITEM #12:	MINUTES – APRIL 28, 2025
ITEM #13:	ENGINEERS REPORT
ITEM #14:	BILL LIST
ITEM #15:	OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST
ITEM #16:	CAMPBELL DURRANT, P.C. BILL LIST
ITEM #17:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #18:	MANAGER COMMENT
ITEM #19:	BOARD COMMENT
ADJOURNMENT	

## **May 21, 2025**

### **There are four separate bills lists.**

1. The primary May bills list totals \$4,077,072.25. Of that amount, \$693,784.21 or 17%, is Payroll and Benefits.

The remaining 83%, totaling \$3,383,288.04, includes the following payments:

- Rycon Construction for the twentieth release of payment for the general contracting portion of the Municipal Building renovation project for \$972,832.48 (23.9%)
- Fairless Hills, Falls, and Levittown Fire companies annual contributions in the amount of \$155,000 each for a total of \$465,000 (11.4%)
- Post Retirement Health Benefits to Police retirees totaling \$275,999.96 (6.8%)
- QPI Electrical for the eighteenth release of payment for the electrical portion of the Municipal Building renovation project for \$256,450.20 (6.3%)
- Allstates Mechanical Ltd. for the eighteenth release of payment for the mechanical portion of the Municipal Building renovation project for \$242,998.53 (6%)
- All Steel LLC and Enwork for furniture for the new municipal building complex totaling \$237,590.48 (5.8%)
- Levittown Fairless Hills Rescue Squad and Capital Health EMS annual contributions totaling \$120,000 (2.9%)
- Grace Construction, IEI Architects, and Cloud Gehshan for the Municipal Building renovation project totaling \$98,906.12 (2.4%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$96,622.42 (2.4%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Myco Mechanical Inc. for the nineteenth release of payment for the plumbing portion of the Municipal Building renovation project for \$84,284.07 (2.1%)
- B&R Pools for the purchase and installation of a new Spectrum slide at Pinewood Pool in the amount of \$81,583 (2%)
- Olymbec USA and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation for \$46,064.80 (1.1%)
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$38,587.27 (1%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$27,710 (0.7%)

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2. The second May bills list totals \$2,104.50 representing payments made to Obermayer, Rebmann, Maxwell & Hippel LLP for Township labor/personnel legal matters.
3. The third May bills list totals \$31,958.92 representing payments made to Campbell Durrant for Township labor/personnel legal matters.
4. The fourth May bills list totals \$249,912.05 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.