

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
ERIN M. MULLEN, VICE-CHAIRPERSON	ABSENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT (ONLINE)
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 Member Boraski and Member Mullen. Member Boraski had another commitment this evening and Member Mullen's father passed away. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer Joe Jones.

**WASTE MANAGEMENT PRESENTATION REGARDING NEW COLLECTION
SCHEDULE**

Ms. Patty Barthel (Public Relations for Waste Management) said they are working on a communications plan for changing trash collection to an automated cart system. They will have four separate mailers going out to residents along with social media posts, website posts and information in Levittown Now. The first presentation was at the March Falls Township Board of Supervisors meeting and can be found on the Township's website. Some upcoming changes include new trash and recycle carts and some residents may have a change in their pick-up days. Even if your pick-up day has not changed, we still sent out a mailer so everyone would be informed. The tentative date for cart delivery is May 28th. We will not begin using the carts until June 28th. We will also be sending out a Frequently Asked Questions mailer. Also present were Mr. Don Mack (Site Manager for Bristol Hauling Company, District Manager) & Mr. Mike Ramos (Sr. District Manager). Chairman Dence said this is not something Falls Township asked for or wanted. We have no choice but to do this. On 4/18, Chairman Dence said he received the first post card. So far, Waste Management's communications have been terrible. That postcard directed people to go to Falls Township's website which had not been updated. Falls Township had zero communication about this except for our PR people. Chairman Dence said it was previously reported by Mr. Jones that you were going to have town hall meetings but you have done none of that. No one was prepared for this. Ms. Barthel said they did have an issue with the address list. Chairman Dence asked what people in townhouses are supposed to do with their carts. Ms. Barthel said for areas with townhouses, they will evaluate by neighborhood. There are certain areas that are too tight or do not have adequate storage for the carts. We agreed to work with them. The collections that we are providing is part of our host benefit. Chairman Dence said the biggest issue you have right now is lack of communication. You need to work with us.

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Ms. Jennnifer Gaun (41 Liberty Drive) said she is hearing things like safer and more efficient for the community. She hopes you are looking at that for Liberty Drive. There is lack of communication as well as lack of thoughtfulness. Why did it take until tonight to bring Liberty Drive to Waste Management's attention? She has no trust that you will look into issues in her neighborhood. We have elderly and the size of the carts are a huge concern. Other communities received a survey that was sent out. The huge trash cans are a concern.

Mr. Bernard Doran (Ivanhoe Court since 1989) said you are going to drop off 400 carts in our small neighborhood. Most of the people don't know where they are going to put them. The association is not going to like these on our front lawns.

Mr. Charles Benkert (264 Liberty Drive) said he did not know about this until a neighbor came to him today and told him his trash was not going to be picked up. He has not received any communication. He put out a recycle can and has video of the Waste Management worker taking the recycling can and throwing it into the truck. When he called Waste Management he was spoken to very rudely. In the back of his house there is a hill. He puts out garbage once a week and uses a plastic bag. He has a lift for his stairs. He is certified home-bound by the VA. He cannot see the advantage to this. This would be a hardship for him. Chairman Dence said he never really had a bad experience dealing with Waste Management. They have always picked up his trash. He knows a lot of people weren't happy with the change in their pick-up day. Chairman Dence said this could have been handled a lot better.

Mr. Charles Vedder (392 Ivanhoe Court) assumes the carts need to be put out on the curb. We don't really have streets; we have parking lots. They cannot be put out in the parking lot. He wonders if anyone ever went out and measured his curb. There is no place to put these carts.

Ms. Barthel said they will determine what the best method would be. To those who are disabled or have issues with mobility, we also offer door service and the gentleman who is disabled does not have to use a cart. We have no desire to make this an inconvenience to the residents. If carts do not work physically, we will take a look at that. If you want to put together a handful of folks to represent this area, we will be happy to meet with you. You are all welcome to attend a meeting. A Waste Management representative said there are sections in other areas where we do not do the cart collection. There is nothing Waste Management cannot resolve dealing with waste. He knows Oxford Crossing. We will resolve this so everyone is happy.

Mr. Bharat Gohel (227 Liberty Drive) said his biggest concern is safety. He is right next to the corner house and there is a very steep hill. He has already slipped twice and is especially concerned during wintertime. It is a very hazardous situation. Kids sled on the hill; that is how steep it is.

Mr. Russell Smith (229 Liberty Drive) thanked everyone for hearing their concerns. The one concern is when they go to contact Waste Management if they have missed service or because they get the service through the Township, every time he calls, he gets asked for an account number. If he doesn't have an account number, no one will talk to him. Patty said they have had that issue for many years. That has changed. If you call customer service,

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they now have the individual addresses in the system. You can also go online and schedule a bulk pick up or get a missed pick up for your address. That is a relatively new service.

Ms. Jennifer Metzger (Hood Boulevard) said there are a lot of times her trash is missed. If we did not get the documentation, is it staying the same? Chairman Dence said Falls Township has an interactive map on our website with the updated information.

Ms. Karen Tanner (Oxford Crossing) why did the day of the trash have to be changed? Ms. Barthel said when it was being hand serviced, it was out of balance with more pickups on one day than another day. Waste Management said they are re-balancing the Township.

Mr. Bernard Doran (Ivanhoe Court) again stressed the topic of 400 of these carts with no place to put them for most people.

Member Palmer said a couple of residents asked how to get two cans. Ms. Barthel said the size of the carts are 96-gallons and there are also 64-gallon containers. If someone needs another container, even before we start servicing them, call the 800#. Give them your address and then they will deliver another cart to your home. There is no additional cost for that. Member Palmer asked when the trash can gets damaged, how do they get a replacement. Ms. Barthel said just call the 800 #. The Township is not responsible for replacing those carts, we are. Member Palmer asked if the homeowner would have to replace it for a fee? Ms. Barthel said there is no fee. They will haul away the old trash can if it is marked to discard. If you require a smaller can, a call to the 800 # will let them keep track and they can deliver the smaller can from the beginning.

Mr. Charles Vedder (392 Ivanhoe Court) said Waste Management mentioned they would replace the carts if they got damaged. Waste Management broke his recycle bin twice and they will not replace it. That story that they will replace them for free can change.

Mr. Charles Benkert (264 Liberty Drive) said Ms. Barthel's answer to a mobility issue is a smaller can. He has a 12-foot distance and it is a hill. He cannot get up the hill at all. He won't be able to use what they have. Ms. Barthel said we will still accommodate you even if you are the only one who cannot use a can.

There was a break in the meeting at 7:51 p.m. and the meeting reconvened at 7:56 p.m.

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the Board met in Executive Session to meet with the Bucks County Housing Group. There were no deliberations and no votes took place.

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

Mr. Ian McAnlis (Levittown-Fairless Hills Rescue Squad) said he is here with Mr. Todd Vreeland. Mr. McAnlis said beginning at quarter two for 2024 and ending at the end of the first quarter of this year, they had 6,311 total calls in our response area. Of those, 3,802 were in Falls Township and the rescue squad had an 87% response rate. Most of the dispatched calls were for respiratory distress, emergency transport and patient assists. Please reach out to Mr. McAnlis if you have any questions.

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Ms. Toni Battiste asked if we have a Township Auditor, how much do they make? Chairman Dence said we have an elected auditor and they do not get paid. The Township hires a firm that conducts the audit. Ms. Battiste asked what is the point of having an elected auditor? Mr. Clarke said the Township Auditor needs to certify what the auditors do. Ms. Battiste asked if all of the consideration of approvals for change orders, have already occurred. Manager Takita said no, they have not. Ms. Battiste asked if we will know what they are about? Chairman Dence said yes, we take comment on each change order as we get to it.

Ms. Jennifer Metzger expressed sympathy to Member Mullen on the loss of her father. Ms. Metzger appreciates everything she does. Ms. Metzger reminded everyone to please remember to vote in May. Ms. Metzger also wanted to say thank you for standing up for us as a community. With Paula Page, she is running for Township Auditor. Jason Lawson is running for Township Supervisor. He is one of the people who was fired. Ms. Metzger said she wonders how he can drive a Falls Township truck if he is not a current employee. Chairman Dence said he does not drive a Falls Township truck. He works for LBCJMA. Maybe he was driving their truck. Ms. Metzger asked how she would find out if people who are let go are actually hired back or trusted in the Township again. Mr. Clarke said he hasn't been hired back by the Township. LBCJMA is completely separate from the Township.

Mr. Wayne Bell (Watermelon Man) spoke about the 50-foot wall that is proposed to be built on Hood Boulevard across from his property. He said he has been going to the Pennsbury School Board meetings. He found out that Rachel Boice is on the EAC Board. He found out that Aaron Mackey is on the Zoning Board. Mr. Mackey is married to Joanna Steere on the Pennsbury School Board. Mr. Bell said he doesn't know if there is any collusion with that. Mr. Bell said that Mr. Clarke knows him because he was suing the Pennsbury School District in 2009 when he was the solicitor there. Mr. Bell said he is now having problems with Erin Aronson. She sent a police officer to my house. Mr. Bell said the Township is trying to weaponize the Police Department. Pennsbury School Board sent the Township Police to my house and told him that he is accused of assault. It is a total lie. He has to commend Officer 109 for coming over and having a discussion of imagery and errors because that is what is going on - deception. Mr. Bell said he was not put in handcuffs because of this. Thank God we have good officers in Falls Township. He understood where he was coming from with the 50-foot wall going into his front yard. We all know how everyone crosses the lines. He doesn't want anyone coming to his house. He lives across from the broken school sign.

ITEM # 3 BURNS & BURNS, LLC – CONDITIONAL USE HEARING – 100 CENTRAL AVENUE – TMP # 13-005-097

Chairman Dence moved to open the Conditional Use Hearing for Burns & Burns, LLC, 100 Central Avenue, TMP # 13-005-097; Member Palmer seconded the motion. (3-0) Ms. Gallagher said we are here this evening for a Conditional Use application for property related to 100 Central Avenue. The Tax Map Parcel # is 13-005-097. The property is located in the Highway Commercial (HC) zoning district. The applicant is Burns and

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Burns, LLC. They are seeking relief pursuant to Section 209-23D2 of the Falls Township Zoning Code, for approval to use the site for vehicle services, including mechanical, cleaning and painting operations. The parcel was formerly used as an automotive body shop. No improvements are proposed. The applicant is represented by Mr. Frank Dillon. Mr. Paul Clifford Burns was sworn in. The applicant had the Applicant's Affidavit of Service, marked as Applicant Exhibit 1. The Township had exhibits as follows: Copy of the advertisement for this evening's Hearing as Township Exhibit 1; Copy of the proof of posting of the property as Township Exhibit 2; Copy of the application will be Township Exhibit 3. Mr. Dillon said they have an existing building which was previously used for a body shop and mechanical repair. Mr. Burns is going to use it as part of his organization to recondition vehicles that he uses in his shop for repairs and things of that nature. There is no change in the building and they have normal working hours. This is for his personal vehicles, not open to the public. Chairman Dence moved to approve the Conditional Use for Burns & Burns, LLC, 100 Central Avenue; TMP # 13-005-097; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 4 TJJ PROPERTIES, LLC – WAIVER OF LAND DEVELOPMENT – 9240 OLD TYBURN RD, MORRISVILLE – TMP # 13-047-014

Mr. David Walasavage is the Engineer for the applicant, TJJ Properties, LLC. The applicant submitted a waiver of land development. They received conditional recommend approval from the Planning Commission in January and also received recommendation from the Bucks County Planning Commission for approval as well. Mr. Walasavage said they are here this evening requesting final approval for the waiver of land development. Chairman Dence moved to approve Resolution # 2025-14 for TJJ Properties, LLC, waiver of land development, 9240 Old Tyburn Road, Morrisville, TMP # 13-047-014; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 5 CONSIDERATION OF APPROVAL FOR TRENTON ROAD AND N OLDS BOULEVARD TRAFFIC SIGNAL IMPROVEMENT PROJECT BID

Mr. Chairman Dence said they would be rejecting this bid as it came in almost double what they budgeted. Ms. Jennifer Metzger asked what this was for. Chairman Dence said this was for a traffic signal upgrade. Chairman Dence moved to reject the bid for Trenton Road and N Olds Boulevard Traffic Signal Improvement Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 6 CONSIDERATION OF APPROVAL FOR RESOLUTION FOR THE RIGHT OF WAY GRANT AGREEMENT WITH VERIZON PENNSYLVANIA, LLC AND AUTHORIZING THE TOWNSHIP MANAGER TO EXECUTE ANY AND ALL REQUIRED AUTHORIZATIONS OR DOCUMENTATION

Ms. Gallagher said this is a standard requirement from Verizon in order to accept the grant funds. This will allow Manager Takita to sign any paperwork to accept the grant funding.

Chairman Dence moved to approve Resolution # 2025-15 for the Right Of Way Grant Agreement With Verizon Pennsylvania, LLC and authorizing the Township Manager to Execute any and all required authorizations or documentation; Member Palmer seconded the motion; all board members were in favor. (3-0) Ms. Toni Battiste asked if this agreement comes with any financial benefit for the Township. Ms. Gallagher said it allows the Township to receive grant funds from Verizon. Ms. Battiste said it seems like when they put up any lines, they never take away the old ones. Is there something in that agreement where you can have them remove the old lines when new lines are installed? Ms. Gallagher said this is only for the right of way. The back of your property is not in the right of way. Mr. Clarke said Verizon is a public utility regulated by the Public Utility Commission. We do not have the authority to tell them what to do with those lines. Manager Takita said this is specific to renovations of the new Township building, not any other properties in the Township.

**ITEM # 7 CONSIDERATION OF APPROVAL FOR PROPOSAL FOR GRANT
CONSULTING SERVICES FOR MILLENNIUM STRATEGIES**

Ms. Gallagher said this is the grant-writing company the Township has employed for the past several years. Manager Takita said the Board is being asked to consider granting the proposal for consulting services for Millennium Strategies. Over the course of their tenure with us, they have secured almost \$1.4M in grant funding for the Township. Within the last year, the company has secured two grant awards totaling \$295,745. Member Palmer said he has no problem with this. The Fallsington Library and the fire departments have received grant funding. This is money well spent. Member Galloway moved to approve the proposal for Grant Consulting Services from Millennium Strategies at the rate of \$1,700 per month, NTE \$20,400 and they also have an hourly fee of \$130 per hour for services rendered only when specifically requested by the Township; Chairman Dence seconded the motion; all board members were in favor. (3-0)

**ITEM # 8 CONSIDERATION OF APPROVAL FOR PROPOSAL FROM
DESIGNBLENDZ FOR ADDITIONAL SERVICES DUE TO
EXTENDED CONSTRUCTION FOR THE MUNICIPAL BUILDING
RENOVATION PROJECT**

Mr. Clarke recommend that this matter be tabled. Both his office and the Manager's office need to look into this further. Chairman Dence moved to table the proposal from Designblendz for additional services due to extended construction for the Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 9 CONSIDERATION OF APPROVAL FOR CHANGE ORDER
REQUEST FROM BERRY & HOMER UPLIGHTING**

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Mr. James Gates from Grace Construction spoke about the change orders. This is needed to add uplighting to shine lights on the Township building sign. He does not know how this was missed. You would have to ask the design team. Ms. Jennifer Metzger said this is unacceptable. If you are going to go back to the drawing board, please make sure it is waterproof. Member Galloway moved to approve the change order request from Berry & Homer Uplighting; Chairman Dence seconded the motion; all board members were in favor. (3-0)

ITEM # 10 CONSIDERATION OF APPROVAL FOR 4 CHANGE ORDERS FROM SAGE/RONCO

The first change order involves two gate pedestals for the access controls for the sally port. There were none drawn and none purchased for the entrance and exit for the police area in their section of the building. The second change order is for key coordination changes. We sat down with the contractor to review all the locks, cores and keys for every door in the building. We looked at some doors that needed to be revisited as far as access controls and they needed some card readers. The third item is a minor field change involving mounting brackets for the cameras which didn't work with the existing field conditions. The last change order is for a camera to look into the Community Room because that was a blind spot. Member Galloway moved to approve the change orders in the amounts of \$5,195.81; \$11,827.70; \$486.53; \$2,226.07; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 11 CONSIDERATION OF APPROVAL FOR SAGE/RONCO NAME CHANGE

The company was Sage and they were bought out. Member Galloway moved to approve the Sage/Ronco name change; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 12 CONSIDERATION OF APPROVAL FOR CHANGE ORDER REQUEST FROM RYCON

The first change order is a credit; part of another change order that went to another prime. The second change order is for additional framing in the Community room, relocating a door, adding a monumental stair footing, there was footing required for the brick on the exterior. There was a section of duct work that was not enclosed in the partition, keying changes, a couple of carpentry changes to finish ceilings, building box heads, how to frame a shade pocket so the unfinished shade was not exposed in the room. There were two sections of storefront that were not correctly shown on the drawings and needed to be added. There were two rooms that needed to add ceilings that were not shown. The air compressor room did not fit the compressor the Township had so it had to be moved. Additional metal flashing needed to be added at the base of the building to keep water out. The last item was for the camera extension for the construction cameras for the job. Ms. Toni Battiste mentioned the footing for the stairs and what was needed for the extra insulation –

isn't that something the architect should know? Why are we being penalized? Mr. Gates said the Township isn't being penalized. It was mis-scoped. They did not pay for it initially so now it needs to be paid for. Ms. Battiste asked if there were something in the contract that requires the architect to be correct in his assessment? Can they be penalized? Mr. Clarke said everything with the project is being reviewed. Ms. Jennifer Metzger said we are picking people based on bids. She is complaining because some bids are big at the end. At the end of the day, we know what goes into a basic building and these change orders are for things that should have been written into the contract. This is not acceptable. There are expenses that these architects and designers have to pick up. Member Palmer moved to approve the change order request from Rycon; Member Galloway seconded the motion; all board members were in favor. (3-0)

**ITEM # 13 CONSIDERATION OF APPROVAL FOR CHANGE ORDER
REQUEST FROM QPI**

Mr. Gates reviewed the scope of this change order. Member Galloway moved to approve the change order to QPI in the amount of \$13,728; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 14 CONSIDERATION OF APPROVAL FOR THE PUBLIC WORKS
CONTRACT**

Member Galloway moved to approve the Public Works Contract; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 15 CONSIDERATION OF APPROVAL FOR PROPOSAL FROM
REMINGTON & VERNICK ENGINEERS TO COMPLETE
ADDITIONAL FIELD LOCATION AND GIS MAPPING AND
PROVIDE FIELD SURVEY LOCATION SERVICES ASSOCIATED
WITH GIS SANITARY, WATER AND STORMWATER UTILITY
INFRASTRUCTURE MAPPING FOR THE REMAINDER OF
TOWNSHIP – PHASE IV LEVITTOWN WITHIN FALLS TOWNSHIP**

The Township has been working with TOFA on this item. This is the last 40% of the project. Member Galloway moved to approve the proposal from Remington & Vernick Engineers to complete additional field location and GIS mapping and provide field survey location services associated with GIS sanitary, water and stormwater utility infrastructure mapping for the remainder of Township – Phase IV Levittown within Falls Township in the amount of \$150,000; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 16 CONSIDERATION OF APPROVAL FOR BID FOR PURCHASE OF
POOL CHEMICALS AND SUPPLIES FOR THE PINEWOOD POOL
THRU BUCKS/MONT AQUATIC CONSORTIUM**

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Member Palmer moved to approve the bid for purchase of pool chemicals and supplies for the Pinewood Pool thru Bucks/Mont Aquatic Consortium; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 17 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

Chairman Dence moved to approve Resolution # 2025-16 to appoint Patty Powers to the TOFA Board; Member Galloway seconded the motion; all board members were in favor. (3-0)

ITEM # 18 MINUTES – MARCH 24, 2025

Member Galloway moved to approve the minutes from March 24, 2025; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 19 ENGINEERS REPORT

Mr. Jones said they had three new land development submissions and one new earth disturbance submission. Highlights are identified in red text on the report. There are no new notable updates.

ITEM # 20 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$4,061,322.29; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 21 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

Member Galloway moved to approve the Obermayer Rebmann Maxwell & Hippel, LLP bill list in the amount of \$8,113; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 22 CAMPBELL DURRANT, P.C. BILL LIST

Member Galloway moved to approve the Campbell Durrant, P.C. bill list in the amount of \$34,731.55; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 23 JONES ENGINEERING ASSOCIATES BILL LIST

Mr. Clarke said the Second Class Township Code requires that all votes be a majority of the whole and not a majority of the quorum. That is why all votes this evening had to be unanimous to pass. For the last several years Chairman Dence has been abstaining on the Jones Engineering bills because he has a conflict. He has a relative who works for Jones Engineering Associates. Under normal circumstances Chairman Dence would be required to abstain this evening as well. The law does recognize that whenever a governing body would be unable to take any action on a matter before it because the number of members of the Board required to abstain from voting under the provisions of the section that is being referenced makes the majority or other legally required vote of approval unobtainable, then such members shall be permitted to vote if disclosures are made as otherwise provided. Member Galloway moved to approve the Jones Engineering Associates bill list in the amount of \$381,680.05; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 24 MANAGER COMMENT

There was no comment on this agenda item.


ITEM # 25 BOARD COMMENT

Member Galloway – No comment.

Member Palmer – No comment.

Chairman Dence – No comment.

Member Galloway moved to adjourn the meeting; Member Palmer the motion; all board members were in favor. (3-0) The meeting was adjourned at 8:41 p.m.



Brian Galloway, Secretary