

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 – JULY 28, 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

ITEM #1: EXECUTIVE SESSION

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

ITEM #3: EAGLE SCOUT PROJECT PRESENTATION FOR SAND VOLLEYBALL COURT

ITEM #4: CONSIDERATION OF APPROVAL HIRING POLICE OFFICER BRANDON HUGHES

ITEM #5: CONSIDERATION OF APPROVAL HIRING POLICE OFFICER KEVIN DIPAOLO

ITEM #6: LEVITTOWN LANES – 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

ITEM #7: CONSIDERATION OF APPROVAL FOR COOPERATION AGREEMENT
BETWEEN THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF
BUCKS AND FALLS TOWNSHIP FIRE COMPANY NO. 1

ITEM #8:	CONSIDERATION OF APPROVAL FOR CERTIFICATE OF APPROPRIATENESS FOR 38 OLD LOCUST AVENUE – TMP# 13-029-297-001 – REMOVE CEDAR SIDING AND INSTALL JAMES HARDIE SIDING
ITEM #9:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER #19, 20, 21, 22 & 23 FOR RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #10:	CONSIDERATION OF APPROVAL FOR RONCO TECHNOLOGY SOLUTIONS, LLC TO INSTALL SECURITY CAMERA MOUNTING FOR THE FALLS TOWNSHIP POLICE STATION
ITEM #11:	CONSIDERATION OF APPROVAL FOR CHANGE ORDER #2 FOR GRACE CONSTRUCTION FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT
ITEM #12:	CONSIDERATION OF APPROVAL FOR BIDS FOR THE PEDESTRIAN CROSSWALK UPGRADES AT NEW FALLS ROAD AND VERMILLION DRIVE
ITEM #13:	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 #14:	CONSIDERATION OF APPROVAL FOR ESCROW RELEASES
ITEM #15:	MINUTES – JUNE 23 & 30, 2025
ITEM #16:	ENGINEERS REPORT
ITEM #17:	BILL LIST
ITEM #18:	OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST
ITEM #19:	CAMPBELL DURRANT, P.C. BILL LIST
ITEM #20:	JONES ENGINEERING ASSOCIATES BILL LIST
ITEM #21:	MANAGER COMMENT
ITEM #22:	BOARD COMMENT
ADJOURNMENT	

July 28, 2025

There are four separate bills lists.

1. The primary July bills list totals \$3,432,816.41. Of that amount, \$1,315,430.97 or 38%, is Payroll and Benefits.

The remaining 62%, totaling \$2,117,385.44, includes the following payments:

- HUB International/Weiss Schantz for the Township's annual insurance package policy renewal in the amount of \$629,570 (18.3%)
- Rycon Construction for the twenty-second release of payment for the general contracting portion of the Municipal Building renovation project for \$328,109.11 (9.6%)
- UFP (Sunbelt Forest Products) cash bond escrow release in the amount of \$293,039.01 (8.5%)
- Delaware Valley Worker's Compensation Trust (DVWCT) for the third quarterly payment on the 2025 premium for Worker's Comp insurance in the amount of \$117,146.75 (3.4%)
- Legal and Engineering services and invoicing/releases from project escrows totaling \$99,001 (2.9%) *Note: Does not include Obermayer Rebmann, Campbell Durrant, or Jones Engineering Associates presented separately.*
- Electric, Water, Cable/Internet, and Telephone (Utilities) totaling \$93,844.66 (2.7%)
- Allstates Mechanical Ltd. for the twentieth release of payment for the mechanical portion of the Municipal Building renovation project for \$76,919.54 (2.2%)
- Olymbec USA and CORT Furniture for the monthly rental of temporary office space and furniture due to relocation for \$46,064.80 (1.3%)
- Stambaugh Ness Tech Solutions LLC for managed IT support in the amount of \$34,826.70 (1%)
- QPI Electrical for the twentieth release of payment for the electrical portion of the Municipal Building renovation project for \$15,169 (<1%)
- Payment for the PLGIT Township Debit Card purchases related to various certification/membership renewals, software & support, seminars, and materials & supplies totaling \$25,471.66 (<1%)
- Barry Isett & Associates and United Inspection Agency for contracted inspection services in the amount of \$20,350 (<1%)

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2. The second July bills list totals \$3,690.50 representing payments made to Obermayer, Rebmann, Maxwell & Hippel LLP for Township labor/personnel legal matters.
3. The third July bills list totals \$24,120.21 representing payments made to Campbell Durrant for Township labor/personnel legal matters.
4. The fourth July bills list totals \$322,754.45 representing payments made to Jones Engineering Associates (JEA) for Township engineering services and invoicing/releases from project escrows to JEA for various work completed.