

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
ERIN M. MULLEN, VICE-CHAIRPERSON	PRESENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT (ON-LINE)
JEFFREY M. BORASKI, SUPERVISOR	ABSENT
JOHN W. PALMER, SUPERVISOR	PRESENT

The meeting was called to order at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Boraski. Also present were Township Manager John Shepherd, Township Solicitor Michael Clarke, and Township Engineer Joe Jones.

ITEM # 1 EXECUTIVE SESSION

Mr. Clarke said the Board held an Executive Session prior to tonight's meeting to discuss several personnel matters and one matter involving potential litigation.

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

Ms. Jennifer Metzger wished everyone Happy Holidays. Ms. Metzger said she is concerned about the vandalism at the Quaker Penn Park. Ms. Metzger asked if the budget would be covered during tonight's meeting. Chairman Dence said that is scheduled for December 22nd. Regarding the Keystone Trade Center for the data centers, the U.S. Steel site is being referred to as a digital infrastructure campus because of the Amazon Data Center and everything going on down there. Ms. Metzger said Constellation Energy has an oil field down in that area; it's a peaking generation plant. When we black out or brown out, she guesses it would peak to cover the Amazon Data Center and everything happening in that area. They have an air quality permit they put out as of December 5th or 6th and we have less than a month to respond in writing for public comment. We are allowed to request a public hearing. She is not sure if the Township has done that yet. Chairman Dence said no. Ms. Metzger said it is an oil-fired peaking station. It says that it is just a renewal permit but her concern is there may be a lot of things that get changed or added. Ms. Metzger hopes people in the community actually look at it. It is due by January 5th. Ms. Metzger has continued concerns about drainage and stagnant water issues, in particular the areas around Penn Valley Road, Birch Valley and Chatham. She asked if there were any updates for any of the local roads. Chairman Dence said not that he is aware of. Ms. Metzger asked if we received any response pertaining to the online auction for electricity, anticipating an 18-20% reduction. Mr. Shepherd said we beat our estimate. Our target goal was 20% and we ended up with about 22%. The Township locked in for a longer period only because of the volatility in the market. Ms. Metzger asked if it would help any of the residents. Chairman

Dence said it was just for Falls Township. Ms. Metzger has been mentioning concerns with homeless children. Ms. Metzger said they will redo residency calculations in January. Unfortunately, anyone who is couch-surfing or people who are staying with friends will not be counted. When you are in the mood for giving and being kind, try to remember that we have children in the school system who are not getting the help that they need. Chairman Dence said we had an organization reach out to us yesterday that had about four or five meals to provide for families and we went through the high school who are in tune with a lot of folks and they took care of it. Chairman Dence spoke about the vandalism at the Quaker Penn Park. The park is always closed from dusk till dawn. We never locked it and people were going down there and vandalizing it so we started locking it. People have a major problem with it. Chairman Dence thinks a lot of people are duck hunting in the river which is fine. Our park security went down there and locked the gate. Someone was there with masks on, dressed in black and no headlights on their vehicle and they burned the lock off. This has been going on for a little while now and people seem to think that they're entitled to be able to go down there and do whatever they want, which is not the case. It is going to be locked for the foreseeable future. In the Spring, we may revisit it when fishing season starts. This has happened intermittently in the past and we have caught people because of the cameras and social media is great for that but they have had trouble catching people lately. Mr. Shepherd said that is correct. There are times we've been successful and we thought this may be done. He thought the ground was frozen but it was not frozen enough. Chairman Dence said he does not know what motivates people to go down there and vandalize the soccer field. They drive around on it and tear it up. There are two different flag football groups that use it every weekend.

Mr. Wayne Bell said on this third day of Hanukkah, he is reminded of Rob Reiner and his death by his son. It's really a shame. He enjoyed him in All In The Family. Mr. Bell said he has noticed that there are some factors of disease that make us sick and develop into diseases or malnutrition, infection, stress, toxins and electromagnetic pollution. It's actually a pentagon combined with the metabolic pathways. We can understand cell necrosis. Mr. Bell said AI firms ask public officials to sign a Non-Disclosure Agreement (NDA) preventing them from sharing information with their constituents and added that they operate through what appears to be shell companies. Mr. Bell asked if any of you have signed an NDA. Chairman Dence said he is not aware of what Mr. Bell is talking about but he understands what Mr. Bell is saying. When Amazon initially came to Falls Township, we weren't allowed to discuss who was building it. We were clear the data center was being built. Mr. Clarke said there is certain proprietary information from Amazon about the way they build these data centers and the things they do that we have signed an NDA with them. If anyone files a Right-To-Know Request for any of this information, we are required to notify Amazon. If Amazon wants to fight to not have to release that information they can, but it has nothing to do with corporate ownership. It has to do with the proprietary information related to the technology of their business. Mr. Bell said they want to hide everything because of the resources they are using. Mr. Clarke said it has to do with the technology that they are using and it's proprietary and they don't want it released to all of their potential competitors. It is nothing about hiding things from the public. Mr. Bell said

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he has heard from the Senators and he can send information to the Township so everyone can be on the same page. He understands what Mr. Clarke is saying but it's a promise they made to the Townships. There is some discrepancy in that. Mr. Bell said drone technology would help curb crime in the Township. Chairman Dence said that was discussed. They were talking about using it for investigative purposes and things like that. On certain circumstances, a drone from the County comes down to help but we don't have our own drone. Mr. Bell said it is a huge investment and you could rid of a couple of cops. Put robots out there. That is where we're going. There will be sensors in the fake grass so the kids won't get poisoned as much. Mr. Bell said that is a huge deal because Waste Management has invested in Mr. Lotecki being on the Board. Chairman Dence said no they have not. Mr. Bell said they have just like IBEW invested in Chairman Dence being on the Board. Chairman Dence said if you want to use the word invested, that's one way of putting it. Mr. Bell said he will send you what he has because he is trying to learn everything he possibly can. Mr. Bell said he loves information because he has to get smarter. Mr. Bell said God bless everybody on this fine holiday.

Ms. Toni Battiste said she had a list of questions and Manager Shepherd already responded to a few of them. Ms. Battiste said she understands that Unions have the right to protest, but she is concerned about the safety of the drivers when they pass picketers who are standing very close to the actual road in front of the bus business on Lincoln Highway. The picketers were right on or over the white line that leads into the roadway. When you come around the curve past the apartments, it is already distracting to drivers and then these folks are in the roadway. Ms. Battiste asked if there were any rules or regulations about the picketers keeping a certain distance from the roadway. They are not allowed to interfere with traffic and basically, they do have the right to protest. If they are standing in the roadway, we can report them. Ms. Battiste asked what is being done about the youngsters in the Township who are riding their bikes at night in the dark without any front or back lights on their bikes. Most of the kids are dressed in dark colors, making it difficult to see them at night. This is especially true for people over 50 whose vision may not be what it once was. Ms. Battiste said Falls Township needs to be proactive with this before someone is unintentionally hit. The Police Chief sent Ms. Battiste a list of the rules that apply to kids on bikes and they are required to have lights on the front and back. Ms. Battiste said we need to do something about it. Most kids do not have lights on their bikes because it is not cool. Ms. Battiste said the schools usually send information out to the parents about different things going on and maybe the Township could request to add a little wording in their communication about bike safety. Ms. Battiste inquired about the roof warranty for the new Township building. She said the roof in the front is high and then it tilts backward. Chairman Dence said he is sure there is a drain on the roof. Ms. Battiste asked what would happen if that drainage system failed or became blocked and the water could not get through. Does it cover water damage? Chairman Dence said that would be an insurance claim. Mr. Gates believes the roof warranty is 30 years. The water comes off the roof into a collector through a downspout on the lower roof, into the roof drains internally, and down into the ground. It does not spill outside. It is all internal. Mr. Shepherd said we have a good warranty on this and if anything leaks or gets damaged, we do have insurance to cover that, like most people would have for their home. Member Palmer wanted to let Ms. Battiste know that we have a Traffic

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Advisory Committee. If she could possibly take your concerns to them, they will address it and have the Police Department as part of that Committee.

Mr. Noah Miller said he is a Life Scout with Boy Scout Troop 102 in Fairless Hills. A little over a year ago, one of their leaders passed away after a two-year battle with breast cancer. Mr. Miller noticed the Township has a bench program and you also offer trees. Their leader, Miss Gina, was involved with an organization called The Giving Tree. The Giving Tree helped a lot of families who couldn't afford Christmas. Miss Gina helped about 440 families the year before she passed away. Mr. Miller said they wanted to place a bench in Miss Gina's memory near the boat ramp at the Falls Township Community Park. They are asking for the bench to be pink with a bronze plaque. Chairman Dence said he believes they can do that and even pay for it. Next to the bench, Mr. Miller said they wanted to plant a Norway Spruce because that was the tree that represented The Giving Tree. Chairman Dence said we have a tree fund so maybe we can supply you with the tree. Manager Shepherd said if Mr. Miller can look at the Township's website to please send him a quick e-mail and he will respond. Mr. Miller can also call Mr. Shepherd.

ITEM # 3 MYNB, LLC – CONDITIONAL USE APPLICATION – 301 W TRENTON AVENUE – TMP# 13-035-074-001

Member Palmer moved to open the Conditional Use Hearing for MYNB, LLC, 301 West Trenton Avenue, TMP # 13-035-074-001; Member Mullen seconded the motion; all board members were in favor. (4-0) Mr. Clark said this is a Conditional Use Hearing for the applicant, MYNB, LLC. This is for a Dunkin' Donuts to be located at 301 West Trenton Avenue. The Tax Map Parcel is 13-035-074-001. The property is zoned Neighborhood Commercial and is located in Falls Township. Ms. Chelsey Jackman represents the applicant. Mr. Clarke asked if there is anyone present this evening who wishes to have party status and if so, they should come forward after Ms. Jackman's presentation and state the reason why they believe they should be granted party status. Party status is different from making public comment. Public comment is open to all members of the public. Party status is only open to those who are uniquely impacted by the proposed project. If you are given party status, you will be allowed to question Ms. Jackman's witnesses and you will be allowed to present testimony and evidence of your own, otherwise you would just be able to make public comment at the end of this Conditional Use Hearing. Ms. Jackman said she is here on behalf of the applicant MYNB, LLC. Also present this evening are Mr. Brian Gasda (Professional Engineer, Lehigh Engineering Associates), Mr. Vijay Padodara and his brother Mr. Nilesh Padodara. The witnesses were sworn in. Ms. Jackman said they are here tonight seeking approval for what was most recently a PNC drive-through bank and to have it re-outfitted to a Dunkin' Donuts drive-through at 301 West Trenton Avenue. As Mr. Clark stated, the Conditional Use approval is necessary this evening with regard to the proposed change being consistent with the spirit, purpose, and intent of the district, which is the Neighborhood Commercial district. The proposed use will not injure or detract from the neighboring property and parking and lighting are appropriate and will not interfere with the neighboring property. Ms. Jackman said they are in receipt of the October 21, 2025 letter

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from Mr. Jones. In November, the applicant received unanimous approval from the Planning Commission. A revised plan will be submitted which complies with all 12 subsections of the Ordinance delineated in Mr. Jones's letter. New signs will be added as well as tree plantings. Mr. Padodara agreed with testimony presented by Ms. Jackman. Mr. Jones reaffirmed that if this were to be approved tonight, the applicant would submit a plan that shows compliance with their comments which may trigger one or two constructible items. At that point, they would decide either to send it to building permits or earth disturbance, but it is likely they would just go to building permits. Mr. Clarke asked if anyone was here seeking party status. No one responded. There were no hands for public comment. Member Mullen moved to close the Conditional Use Hearing for MYNB, LLC, 301 West Trenton Avenue, TMP # 13-035-074-001; Member Palmer seconded the motion; all board members were in favor. (4-0) Member Galloway moved to approve the Conditional Use for MYNB, LLC, 301 W Trenton Ave, TMP # 13-035-074-001; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 4 CONSIDERATION OF APPROVAL OF CERTIFICATE OF APPROPRIATENESS – 55 LOWER MORRISVILLE ROAD – TMP# 13-020 300 – INSTALL DAY LAID BLUESTONE PATIO AND WALKWAYS, FIELDSTONE WALL AND BLUESTONE COUNTERTOP

Member Galloway moved to approve the Certificate of Appropriateness for 55 Lower Morrisville Road, TMP # 13-020-300 to install Day Laid Bluestone patio and walkways, Fieldstone wall and Bluestone countertop; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 5 CONSIDERATION OF APPROVAL OF PROFESSIONAL SERVICE AGREEMENT BETWEEN MORRISVILLE REALTY, LLC AND FALLS TOWNSHIP

Chairman Dence said this is something new to us in Falls Township but not new to Mr. Shepherd. This is a potential land development project. This is not something that's happening now or anytime that we're aware of; it is just to get this out there that this has been brought to our attention. This is an agreement to take an escrow account for a potential car wash. This is a concept idea at this time at the intersection of West Trenton Avenue and Pine Grove Road where the closed drug store was and next to the WAWA. The public will know that it's been discussed. Mr. Wayne Bell said with a car wash, you need to realize the chemicals that are being used. You need to be aware of how the water is being recycled, or not, and what is going down the waterways. If you are a farmer or you water your house garden, you will need to know if that water is being treated. Mr. Bell also mentioned the pollution in the air, PM2.5, and dust particles. Mr. Bell said you have to be aware of the poisons that are generating in the environment. It is the same with turf fields and plastic bags. Member Palmer asked Mr. Jones about the car wash and the way water gets recycled or pretreated. Mr. Jones said any wastewater due to the process would not go into the storm sewer. Chairman Dence said this is them telling us that they think they might like to build

this there. This isn't us going through land development. They have a long way to go before we would even consider this. Member Galloway moved to approve the Professional Service Agreement between Morrisville Realty, LLC and Falls Township; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDERATION OF APPROVAL OF PROFESSIONAL SERVICE
AGREEMENT BETWEEN BUCKS COUNTY HOUSING AUTHORITY
AND FALLS TOWNSHIP**

Chairman Dence said this is similar to the previous agenda item. This is located on Tyburn Road near the Montessori School. It is a large piece of land that Snipes previously owned. The Bucks County Housing Authority is talking about building attainable housing and this is them saying that they think they might like to do this. We are not approving anything other than accepting escrow money on a potential land development. Ms. Toni Battiste asked when they said attainable housing, do they say single houses? Chairman Dence said he believes townhouse-type houses; maybe even condos. Ms. Battiste asked how much of that space is wetlands. Chairman Dence said we're talking about an idea that they might build houses there. This isn't us doing anything. We are not considering approving anything more than taking their money. Ms. Jennifer Metzger asked where this is in comparison to Sill's Corner where they want to build? Chairman Dence said this is further down the road where the Montessori School is. Ms. Metzger said you have already approved Sill's Corner. Chairman Dence said no, that has not been approved. Ms. Metzger said the problem is this is saying okay you guys can start putting your concept together but are we limiting the density of what they're going to do? Chairman Dence said absolutely. They had a concept plan that showed a few houses and we told them they would have to be more realistic. The number of attainable houses was a big concern. The Housing Authority wants to build the maximum number of attainable housing as they can. There will be some market value housing as well if they do this project, but the majority of it is for attainable housing. That is their goal. Chairman Dence said what you and I consider attainable and what they consider attainable, are probably not nearly the same thing. Ms. Metzger said attainable is fantastic but given that area already has water issues, not wetlands but wet land, she is curious if there is a limit as to how many houses we are talking about with Sill's Corner being asked to go more low-density. Chairman Dence is not sure of the exact number. Mr. Clarke said this is not giving them the go. This is them having to put up an escrow so the plans can be reviewed by the Township's professional staff. Any idea that us approving this professional services agreement is somehow giving them a go or wink and a nod that they are going to get their plans approved just isn't anywhere close to being accurate. This is a necessary step in the process that's been going on in this Township for 25, 30 or 40 years. Mr. Shepherd wants the public to be aware of projects earlier in the process. That is why we are putting these on the agenda. Mr. Clarke said this has been happening since he has been here for the last 25 years and there have been a lot of projects that put up a professional services agreement that were turned down. Member Mullen moved to approve the Professional Services Agreement between Bucks County Housing

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Authority and Falls Township; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 7 CONSIDERATION OF APPROVAL OF SIDE LETTER MODIFYING
THE INTERNATIONAL UNION OF OPERATING ENGINEERS
LOCAL 542 AGREEMENT**

Chairman Dence said this spells out what they have in their contract. They get money for a clothing allowance and this says what they can use that money for. Member Galloway moved to accept the International Union of Operating Engineers, Local 542 Agreement; Member Palmer seconded the motion; all board members were in favor. (4-0)

**ITEM # 8 CONSIDERATION OF APPROVAL OF RESOLUTION FOR
MARTINS CREEK RESTORATION PROJECT**

Mr. Shepherd said he informed the Board that we submitted our grant application. They did an initial review of our project and have given us feedback on it. Because of that feedback and some of their rules for the grant, we needed to revise our amount we could submit for it because they have some limitations on contingency and engineering. This is a project the Board already approved and we are resubmitting it with the new Resolution amount. Member Galloway moved to approve Resolution # 2025-31 for the Martins Creek Restoration Project; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 9 CONSIDERATION OF APPROVAL OF PROPOSAL FOR
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 III (ZONES 1 THROUGH 7) FROM
REMINGTON VERNICK ENGINEERS**

Chairman Dence said this is for updating our GIS software and then should be the end of it. Manager Shepherd said we had a big system in place. This finalizes the system with Remington Vernick Engineers, the engineers assisting with the field work on this project. If approved, this would complete the data collection portion of the GIS system so this will be the final proposal for data collection. Member Mullen asked Mr. Shepherd if they had this where he previously worked. Mr. Shepherd said yes. This can be used for infrastructure and utility lines, every property record, Code Enforcement, fire inspections and Public Works maintenance. Everything can get tied to that GIS system. It can also be used for all the stormwater things that Mr. Jones needs to do. This is very beneficial and will be a powerful system. Member Mullen agreed. It is a large price tag, but the possibilities are endless. Mr. Shepherd said once you get this set up, it is a live system which changes. To maintain the system will cost us some money, but it won't be anything like the initial set up. Member Palmer asked who from the Township is in charge of this? Mr. Shepherd said it is

Mr. Takita. He would be in charge, in general, because he would be the one that would use it the most. There also are modules. For instance, there is a module that the Police Department can utilize so if it's related to the police, they are going to deal with it more. Primarily, Mr. Takita will be the gatekeeper of this. He has the most experience and knowledge of it. This needs to be done and then we have some work with Carol Engineering to get the system up and running. This is the data collection and something we definitely need to finalize. Ms. Jennifer Metzger asked if this integrated into the Bucks County GIS parcel viewer or is this a separate program that you're just using inside Falls Township? Mr. Shepherd said this is separate from that. The Bucks County system is totally separate from ours. Ms. Metzger asked if this is something that you're doing for the public or just Falls Township? Mr. Shepherd said it depends. Some of them may be confidential but it depends on what the data pieces are. Mr. Shepherd is not sure how much is planned to be accessible to the public but it's something that can be discussed. Chairman Dence said, as an example, if you go on there for the Waste Management to check routes, that is our GIS system that shows you what days you get trash picked up and things like that. Ms. Metzger said when she is on the Bucks County GIS, she does not always see as detailed information for Falls Township as Falls Township had for the Waste Management system. Mr. Wayne Bell asked if this is tied to the traffic. Mr. Shepherd said no, this has nothing to do with traffic, maintenance of traffic signals, traffic flow or anything of that sort. Chairman Dence asked if it would probably be part of traffic signals. Mr. Shepherd said it is possible, but he is not positive if they are included in the infrastructure. Mr. Bell said one of the things that he sees is AI technology that is tied to a lot of sensors that they're going to place. Waste Management can have sensors on the cans and so forth so they can map that out in order to see what days they're going to pick up and how much garbage you have. Some cans are being uploaded on there. They have cameras on them and they can see how much weight there is. It's just sensors; so you have air sensors tied to it perhaps. Chairman Dence said there are no sensors in the trash cans. What he meant is that you can go to the website and you can see the days of your trash pickup and the routes. Member Mullen moved to approve the proposal for 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 III (Zones 1 through 7) from Remington Vernick Engineers; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 10 CONSIDERATION OF APPROVAL OF CHANGE ORDER FROM
LERRO CORPORATION FOR THE TOWNSHIP MUNICIPAL
BUILDING RENOVATION PROJECT**

Mr. Gates said this change order is for back plates for the AV touch panels on the wall. The panels are the mud ring which is the electrical box for the low voltage and are smaller than the AV touch panel, but the AV touch panel is on an angle so you can see the work behind it. Instead of paying Rycon thousands of dollars trying to patch the wall and replace these, we found cheap back plates that are integral with these units and will look intentional and better than they do just mounted to the wall as they are. Member Galloway moved to

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approve the Lerro Corporation change order in the amount NTE \$2,036.98 for the Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 11 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 38 & 39 FOR RYCON CONSTRUCUTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

Mr. Gates said change order 38 is for \$15,165.15. This is for the floor prep for the entire building to prep the old slabs to receive the new floor and for the potential to get the warranty on the flooring products. Mr. Shepherd said this is something we knew all along was going to happen and is probably a lot less than what Mr. Gates thought it would be. Mr. Gates said yes, they were able to bring it down substantially. Chairman Dence asked if this is just floor prep. Mr. Gates said that was correct. Ms. Jennifer Metzger said if we knew that this was a price coming in and it's better than we thought, then how is it a change order or is it that we just didn't have the price so it's like an estimate. Chairman Dence said it would be more like an estimate with a renovation like this. This is for grinding and prepping the floor so that you can put the floor down. We knew that we were going to have to do this at some point, so it's not really a change order. Mr. Gates said the second change order, number 39 in the amount of \$4,830, is for Rycon's site contractor who installed the traffic loops at the highway. DPW was going to do it and the Township decided to have Rycon do it. Mr. Shepherd said they had other work to do at the intersection and their contractor was already in that location so it is easier for them to do everything rather than Public Works try to do part of it and have any problems with it. It was just better to do it that way. This was work that was planned. Member Galloway moved to approve change order #'s 38 in the amount of \$15,165.15 and 39 in the amount of \$4,830 for Rycon Construction, Inc. for the Township Municipal Construction Project; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 12 CONSIDERATION OF APPROVAL OF CHANGE ORDER # 10 FOR QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

Mr. Gates said this change order is for four additional exit signs, two fire alarm pull stations, and replacement of four duct smoke detectors. Chairman Dence asked if the Fire Marshal added these. Mr. Gates said yes. Mr. Shepherd said they are required by Code so they should have been there originally in the drawings. Member Palmer moved to approve change order # 10 in the amount of \$7,970 for QPI Electrical Co., Inc. for the Township Municipal Building Renovation Project; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 13 2026 WRECKER APPLICATIONS

Mr. Clarke said all the applications are in order but we are waiting on a couple of documents from one company, but everything is in order. There was no action on this agenda item.

ITEM # 14 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

There was no action on this agenda item.

ITEM # 15 MINUTES – NOVEMBER 24, 2025

Member Mullen moved to approve the minutes from November 24, 2025; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 16 ENGINEERS REPORT

Mr. Jones said for the month of November, there were two new earth disturbances submitted and no land developments. For the Pennsbury School District turf fields they're working on paving, weather permitting. For the Geleste Phase 3 project, they are under a temporary Certificate of Occupancy while we are reviewing the as built. For the Safe Store project on old Lincoln Highway, they are doing concrete work and building pads. Initial phases of construction are taking place at North Point Area 3 with erosion controls and stormwater management. For North Point Area 2, amended drainage and utility work is ongoing. The Laundry Properties project will be before the Board in January for preliminary and final land development. For the Pennsbury High School renovation project, the plan was approved by the Planning Commission last month and we expect that they'll ask for an agenda spot in January for consideration of approval of that project. The project at 654 Lincoln Highway is tentatively scheduled to be before the Planning Commission in January as well as the Lower Bucks Home Builders, 8 lots on Fallsington-Tullytown Road. The Waste Gas fabricating project started and it is operating with demolition and erosion controls. Britton Realty is working on erosion controls and drainage. We had a pre-construction meeting for the Waste Management properties and that project is underway. The Starr Tours project is working on concrete curbs and pads for storage of equipment. North Point Falls Industrial is the FedEx building and that commenced with earth work and pads for fueling tanks. LPB Management is a sanitary force main on Old Route 13 which has been approved. They have not yet started construction. The Waste Management Properties is a utility line at the KTC and is still under review. For the Township building,

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they have recently completed the wearing course paving and striping. Ms. Jennifer Metzger asked about Pennsbury receiving preliminary approval from the Planning Commission. Do they have to go back there for final approval? Chairman Dence said they do not get final approval from the Planning Commission. Ms. Metzger said they keep asking for preliminary and final approval. They were only given preliminary approval. Ms. Metzger said Mr. Hanney stated that he wanted Bristol Township to know and he thought they wouldn't see it until 2026 because they have not yet been informed. How would we get final here if Bristol Township was not even aware of it? Mr. Clarke said they are looking to come before us next month for preliminary and final approval. Mr. Jones said they submitted the package to Bristol Township and he believes that the Bristol Township Engineers issued a review letter. Ms. Metzger said they are moving the water meter from Falls Township to the only two acres that Bristol Township owns. If they move the water meter to Bristol Township, how does that work because we no longer have representation but we're paying tax? Member Palmer said that is untrue. The water authority is Falls Township, TOFA. It is the same water authority. Chairman Dence said it is still TOFA. Ms. Metzger asked if anyone was aware they wanted to build the school over top of your sanitary line? Member Palmer said that is TOFA. Ms. Metzger said this is a three-foot wide line. Chairman Dence said they have not yet seen any of that. Mr. Jones believes Ms. Metzger is speaking about the storm sewer and that would be relocated out from under the building. They go through a process of reviewing and then they do a very thorough technical review. They make general comments that address a lot of these things and they'll call and ask us for clarifications and we'll mention where we need those changes. The building will not be built over a storm sewer. Ms. Metzger asked about Phase 3 for Pennsbury and Mr. Jones had mentioned pavement. Is that Phase 3 of the stadium project? Mr. Jones said no. He said the Pennsbury School District was working on paving that's the turf fields and then it was Geleste Phase 3 and that is complete. Ms. Metzger asked about the two earth disturbance permits submitted for November. Are they commercial or residential? Mr. Jones said one each. The commercial project is a utility line that is small and there are no land development components to it. Mr. Jones said we get them and do a technical review and make sure they meet our ordinance requirements. Ms. Toni Battiste asked about 654 Lincoln Highway and if that is where the garage was. Mr. Jones said that it is for the two apartment buildings. They are coming to the Planning Commission. Ms. Battiste asked about Lincoln Highway where they tore it up and it is down to one lane going southbound. Ms. Jones said he drove by this area and asked his inspector to look into it. He has not yet heard back. It is not a Township-related issue. It is a DOT-related issue.

ITEM # 17 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$1,913,954.86; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 18 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the Jones Engineering bill list in the amount of \$351,305.75; Member Palmer seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained. (3-0-1)

ITEM # 19 MANAGER COMMENT

There was no Manager Comment this evening.

ITEM # 20 BOARD COMMENT

Member Mullen thanked Troop 102 for attending tonight's meeting. They are here working on their Citizenship badge. Member Mullen asked Mr. Sheppard to reiterate what happened and why we're not talking about the budget tonight. Mr. Shepherd said we are about a week back on our budget adoption. The way it was advertised and the dates just didn't work out right. There is a 20-day public review period that we must meet to make sure the budget is adopted properly. We couldn't meet it because of our deadlines so our meeting is Monday of next week at 5:30 p.m. at the temporary building, not here in Middletown. That is the only agenda item we have. The Board will entertain public comment and then they'll vote on adopting the budget. Chairman Dence said we are required by law to advertise in a newspaper and that's what this is all about. Ms. Jennifer Metzger said she thinks you do that so we have transparency in the Township and she thinks it's fantastic. If you are doing a reorganization meeting on January 5th and we're inviting our new Board member, why wouldn't we wait to do the budget with everybody on the Board that will be making the decisions for next year? Mr. Clarke said by law it has to be passed by December 31st.

Member Palmer – no comment.

Member Galloway – no comment

Chairman Dence – no comment.

Member Galloway moved to adjourn the meeting; Member Mullen seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:15 p.m.

Brian Galloway

Brian Galloway, Secretary