

Falls EAC Meeting December 14, 2023

Attendance

EAC members

Present: Jeannine Delwiche, John Bentz, Eileen Donahue, Jairus James

Absent: Erik Person, David Walsh, Wes Plaisted

Others present: Ed Pullen, Jonathan Manderack (resident)

Meeting Called to order: 7:04 pm

ITEM #1: PLAN REVIEWS

- Air Liquide Electronics, U.S. LP, 19 Steel Road West, Morrisville
 - The project involves the proposed expansion of the employee parking lot for an additional 35 spaces and three new single-story buildings, a 14,000 SF Administration Building, 17,000 SF Manufacturing Building, and a 6,330 SF Command Center & Maintenance Shop. Additionally, several new concrete pads for equipment storage and operations
 - Requested waiver from the requirements of Section 209-29(G) Table 5 to allow 56% total proposed impervious surface (greater than the allowable maximum impervious surface of 50% in the HI district).
 - No concerns were expressed
- Minor Subdivision -- 347 & 355 Austin Dr, Fairless Hills
 - a Minor Subdivision plan for a lot line change between the above two parcels.
 - The following variances were requested:
 - To permit a 3'-foot-wide sidewalk (instead of the required 5 feet) and to not require a planting strip (the sidewalk is existing)
 - To not require side lot line to be right angle to the street
 - To not require street trees
 - To not require natural resources to be shown (no improvements are being proposed)
 - To not require existing features beyond what is shown on this plan
 - No concerns were expressed

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- None

ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- Middletown: no updates on website
- Morrisville: no updates on website. Note: they do have an active FB feed and are an active Bird Town
- Langhorne: no updates on website
- Newtown: no updates on website
- Warrington: agenda items in November included discussion on their Master Plan wrap up, possible project with Neshaminy Watershed Ass., naturalization of Statesman's Basin, possible Eagle Scouts Projects, Meadows at Mill Creek Preserve, Birdtown application, bamboo ordinance, and updates on Pond to Wetlands and Open Space

ITEM #4: EARTH DAY 2024

- Jeannine requested contact info from Eileen for Fairless Hills Garden Center
 - They have been donating 2 flats, one of tomatoes and one of peppers

ITEM #5: IDEAS FOR NEWSLETTERS

- For Fall/Winter 2024:
 - Suggestion of <https://www.consumerreports.org/home-garden/pest-control/can-garden-plants-really-repel-mosquitoes-a3442994072/>
- For Spring/Summer 2025:
 - None at this time

ITEM #6: APPROVAL OF MINUTES

- Nov 9, 2023 minutes were approved (4 yeas)

ITEM #7: OLD/NEW BUSINESS

Old Business

- The council suggested sponsoring a photo contest for birds, possibly combining it with the winter bird count (starts today) – run by Mark Galagher. The council is not going to pursue at this time.
 - Active bird group in area is “Bucks County Birders” in Facebook
- Bird Town PA
 - Shall we have Heidi give us a presentation in Dec or when she is available?
 - Eileen has experience with Bird Town and Falls TWP EAC has reviewed in the past. She suggested it would be best to re-review this idea when we have a full group to discuss the idea of scheduling a meeting with Heidi. If applicable, perhaps we could incorporate the bird photo contest and/or add to the agenda for Earth Day 2024 collateral/handouts etc.

New Business

- 2024 suggestions:
 - Explore joining the bird count with Morrisville in 2024
 - Consider organizing a service event for MLK day in 2025
- Can the EAC have a township email?
 - Jeannine checked the minutes and this was explored before. The township will not give a township email to a non-employee/official

Next meeting: Thursday, January 17, 7pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:38pm