

## Falls EAC Meeting June 13, 2024

### Attendance

#### EAC members

Present: Erik Person, Jeannine Delwiche, Jairus James, Suzanne Sabo

Absent: Jonathan Manderack, Wes Plaisted

Others present: Tony Montonario

**Meeting Called to order:** 6:30 pm

### ITEM #1: PLAN REVIEWS

- 400 Rock Road, Fairless Hills, PA 19030. Sunbelt Forest Products.
  - 95' x 90' addition onto the east side of the existing building, replace the western portion of the building with a 102' x 82' steel building and relocate a 25' x 12' tote storage area
    - Recommendation of preliminary/final land development from Planning Commission on April 25
  - Requested variances include partial waivers for plantings to allow existing planting to satisfy requirements
  - Council had no concerns
- M-Y Lane, Morrisville, PA. Proposed construction of a 20,000 sq. ft warehouse for a phased bio-char manufacturing site
  - Zoning variance received April 2023 regarding impervious surface coverage
  - Requested waiver include allowing more than 50% of woodlands be altered and from the requirement to add frontage trees
  - Council's concerns remained unchanged
- Between 100 and 200 Cabot Blvd East, Agile Cold Storage Facility.
  - Construct a 230,000 sq. ft. cold storage facility with associated loading and parking to be served by a new rail spur connection to the existing adjacent tracks.
  - No notable waivers
- 201 Dean Sievers Place, Lykon Invest Co
  - Proposed building addition
  - Planning Commission recommended approval on Feb 27, 2024
  - No notable waivers

### ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- None

### ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- No available updates for Langhorne, Morrisville, Middletown, Lower Makefield Township

### ITEM #4: EARTH DAY 2025

- No updates at this time

### ITEM #5: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2025:

- Bat Box and Bat Fun Facts. Jon will draft something with Jairus
- For Fall/Winter 2025:
  - The impact of nighttime lights on migrating birds

**ITEM #6: APPROVAL OF MINUTES**

- May 9, 2024 minutes were approved (3 yea, 0 nay, 1 abstain)

**ITEM #7: OLD/NEW BUSINESS**

Old Business

- Bird Town PA
  - Supervisors approved the new Bird Town Resolution on May 14
- Jairus updated the EAC logo on Facebook and Instagram

New Business

- 699 Bristol Pike owners will be presenting a proposal at the July meeting
- Ordinance To Amend Chapter 199 "Tree Protection Services"
  - Jeannine will locate and send details to council
- Jairus updated the council on the field near Lake Caroline, across from Pennsbury West on S Olds, on his efforts to protect wildlife in the area.

**Next meeting:** Thursday, July 11, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

**ADJOURNMENT:** 7:14 pm