

Falls EAC Meeting November 14, 2024

Attendance

EAC members

Present: Jonathan Manderack, Jeannine Delwiche (by phone), Jairus James, Suzanne Sabo

Absent: Erik Person, Wes Plaisted

Others present: Anthony Montonario, Robert Abrahms

Meeting Called to order: 6:30 pm

ITEM #1: PLAN REVIEWS

- 14 N Steel Rd, for the consolidation of 4 lots, creation of 2 new lots, and construction of 2 new warehouse centers. Request relief includes the following:
 - Relief requested to disturb 100% of woodlands and steep slopes, outside the drainage easement. The site is currently used as an asphalt plant with large stockpiles throughout. This use has created steep slopes within and adjacent to the stockpile areas. To remove these stockpiles and return the ground to a more natural state, grading will occur over the entirety of the site, up to the rights of way and property lines, excluding the drainage easement areas. After disturbance the areas outside of the building/parking areas will be stabilized and restored to a natural condition.
 - Relief requested to not require one (1) shade tree per curbed, raised, planting bed. The landscape islands which have not been provided with a shade trees are immediately adjacent to or have proposed stormwater facilities and/or utilities within the islands, shade trees have not been provided at these locations to avoid impacts to and maintain separation between the utilities and landscaping
 - Relief requested to not require a raised planting bed be included in a double-loaded row of parking spaces to allow for adequate space for truck maneuvers into and out of the loading area.
 - Relief requested to provide 27 of the 44 required trees for single-loaded parking spaces for spaces immediately adjacent to or have proposed stormwater facilities and/or utilities within them to avoid impacts to and maintain separation between the utilities and landscaping.
 - Relief requested to permit fill slopes of maximum of 3H:1V (where 5.5H:1V is required) to avoid impacting sensitive natural resources areas and existing utilities to meet the existing grade. The areas with the 3:1 slopes have been provided with appropriate stabilization and matting to avoid erosion, additionally due to the industrial use of the site, these areas are not intended for public use and will be maintained by the property owner.
 - Given the current status of the plots and the proposed improvements, the Council has no concerns at this time.
- Fallsington-Tullytown Road Garages, for the construction of one (1) 5,250 S.F. structure and two (2) 4,725 S.F. contractor garages with associated asphalt driveway. Waivers requested include the following:
 - A waiver is requested from providing a five-foot planting strip along the future right-of way. Street trees and lawn area will be maintained within the right-of-way between the road and proposed driveway.
 - A waiver is requested from the requirement that no more than 50% of woodlands not located in environmentally sensitive areas to be removed. Given the space limitations for

the site, greater than 50% of woodlands not located in environmentally sensitive areas will need to be removed. The applicant shall work with the Township on this provision.

- The Council has no concerns at this time.

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- Robert Abrahms (nonresident): Jeannine Delwiche must abstain from any discussions about the high school. Need full environmental study. Concern over water runoff. Concern over trash compactor attracting vermin. Concern over set back. Need environmental impact studies before and after old buildings are removed. These changes will impact all residents on Hood Blvd.

ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- No updates for Langhorne, Morrisville, or Newtown
- Middletown Township considered a drafted ordinance for prohibition on use of certain single-use plastics products by retail establishments to reduce the use of single-use plastic bags, expanded polystyrene food service products, and single-use plastic utensils in June
- Lower Makefield Township
 - Also exploring a single use plastics ban
 - Inaugural Arbor Day Celebration was held November 9

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. Resource shares with Theresa.
- For Fall/Winter 2025:
 - The impact of nighttime lights on migrating birds

ITEM #6: APPROVAL OF MINUTES

- October 10, 2024 minutes were approved (4 yea)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - Lake Caroline and Three Arches are suggested for signs
- Levittown Lake clean up
 - Planned for 8:30am-11:30am Nov 16 (rain date Nov 17)
 - Waste Management will provide a dumpster
 - PA Fish and Boat Commission donated bags and gloves

New Business

- None

Next meeting: Thursday, December 12, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:21 pm