

Falls EAC Meeting December 12, 2024

Attendance

EAC members

Present: Jonathan Manderack, Jeannine Delwiche, Jairus James, Wes Plaisted

Absent: Erik Person, Suzanne Sabo

Others present: Ed Pullen, Greg Heleniak, Heath Dumack

Meeting Called to order: 6:34 pm

ITEM #1: PLAN REVIEWS

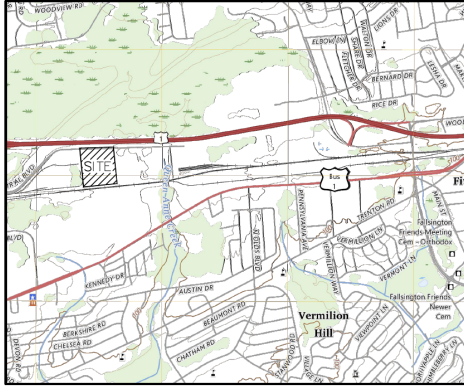
Britton Industries, 4 E M-Y Lane, Morrisville, PA 19067 TMP #13-028-075-001. Construction of millings area for storage of palletized bagged mulch (90% of area) and storage of trailers (10% of area) and construction of a stormwater management drywell. Currently used as a junkyard.



- Previously granted a waiver to allow 100% impervious surface. Requested waivers include the following:
 - Waiver from requiring street trees be planted along M-Y Lane Road frontage where suitable street trees do not exist and along Route 1
 - Waiver to permit 12 street trees instead of required 43 trees
 - Landscape plan includes the planting of 54 trees along the boundary of the wetlands, running parallel to US Route 1
 - Permit a 65.55% disturbance of wetlands margin instead of allowable 20%
 - Note that the U.S. Fish and Wildlife Service National Wetlands Inventory mapping for the property indicate no wetlands are present on the property

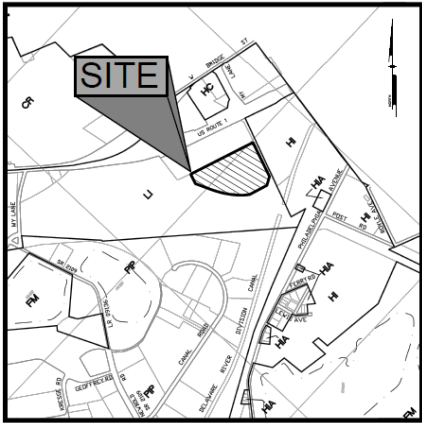
Given the current status of the land, the Council has no major concerns at this time, but would encourage the use of native trees instead of the Ivory Silk Tree Lilac tree and Dawn Redwood

METALS USA, 58 Cabot Blvd E, Langhorne #13-003-008-007. Expansion of an existing facility to include a new 70,390 sq. ft building and a 31,500 sq. ft. open storage area under canopy, parking areas, associated utilities, and a stormwater management basin.



- **Waivers requested include the following:**
 - Waiver from providing street trees along the sides of all streets due to the existing vegetation along Cabot Blvd E which will remain
- Given the current status of the land, the Council has no major concerns at this time, but would like to understand why more trees cannot be planted and maintained*

8 E M-Y Lane, Morrisville, PA 19067 -- 13-028-075-004. Sketch Plan submission for construction of a truck repair and trailer storage facility.



- **Waivers requested include the following:**
 - Waiver from planting street trees along all streets where suitable trees do not exist.
- Given the current status of the land, the Council has no major concerns at this time, but would like to understand why more trees cannot be planted and maintained.*
- The council agreed to send a letter (4 yeas; 0 nays; 0 abstentions) the Supervisors explaining the goal of the Tree Protection ordinance and to advise caution against waiving its requirements without justification
 - Notably, the council greatly appreciated the explanation provided by Heath Dumack on 4 E M-Y Lane as it changed its assessment on the appropriateness of requested waivers

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- None

ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- No updates for Langhorne, Morrisville, or Newtown

- Middletown Township is considering a drafted ordinance for prohibition on use of certain single-use plastics products by retail establishments and a residential tree planting program
- Lower Makefield Township
 - Plans to discuss single use plastics ban the 2nd Board of Supervisors meeting in January
 - Styrofoam/pill bottle recycling scheduled for Jan 11

ITEM #4: EARTH DAY 2025

- No updates at this time; council will start planning in January

ITEM #5: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2025:
 - Bat Box and Bat Fun Facts; resource shared with Theresa
- For Fall/Winter 2025:
 - The impact of nighttime lights on migrating birds

ITEM #6: APPROVAL OF MINUTES

- November 14, 2024 minutes were approved (4 yeas; 0 nays; 0 abstentions)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - One will be by Lake Caroline, the other is being determined
- Levittown Lake clean up
 - Occurred Nov 16, 8:30-10:30am
 - Commissioner Harvie was one of ~15 people that attended and he attended the entire event
 - With the drought, a lot of trash in the water was exposed, allow the volunteers to reach areas not normally accessible
 - Unfortunately, leaves masked some trash so it would be worth revisiting in Spring
 - A little boy asked to join at the end
 - A family of 4 was seen picking up trash in a neighboring field at a later date
- Greg Heleniak, Esq assured the council that no conflict of interest for members serving on this advisory committee and on the Pennsbury School Board

New Business

- Christmas tree pick up will be January 11th and 25th; no trees will be picked up with regular trash
- Bird Safe Philly is highlighting buildings that have bird safe glass
 - Bird safe glass may have dots or stripes placed 2 feet apart
 - Individuals are encouraged to report any building in the area with bird safe glass for recognition

Next meeting: Thursday, January 9th, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:58 pm