

Falls EAC Meeting March 13, 2025

Attendance

EAC members

Present: Jonathan Manderack, Jeannine Delwiche, Jairus James, Rachael Boice, Erik Person, Connor Schmiegel

Absent: Suzanne Sabo,

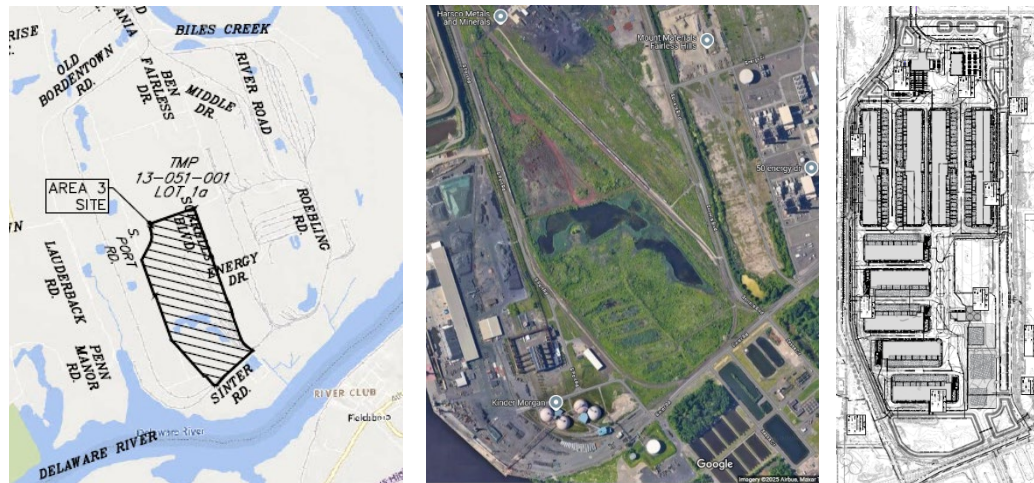
Others present: Ed Pullen

Meeting Called to order: 6:35 pm

ITEM #1: The council elected the following officers: Chair: Jon Manderack; Vice-chair: Jairus James; Secretary: Jeannine Delwiche

ITEM #2: PLAN REVIEWS

Keystone Trade Center - Area 3 the construction of 3 Ancillary Buildings (32,552 SF, 33,578 SF and 1,499 SF) and 4 (217,454 SF) warehouses (Buildings A-D) and 5 (112,254 SF) warehouses.



- Post development, stormwater plans will provide water quality benefits and reduce post construction stormwater peak rates and volumes for the site
- Requested waivers include the following:
 - From preserving 70% of areas with steep slopes of 15% to 25% - plans would remove existing borrow pits that contain man-made steep slopes
 - From preserving 85% of areas with steep slopes greater than 25% - plans would remove existing borrow pits that contain man-made steep slopes
 - From preserving 50% of woodland areas not located in environmentally sensitive areas

Given the current status of the land, the Council has no major concerns at this time, but did express some concern regarding the elimination of more than 50% of the woodland area. A motion to send a letter to the supervisors expressing concern failed (1 Aye, 3 Nay, 2 Abstain)

Levittown Lanes -- 8815 New Falls Rd, Levittown, PA. Redevelopment of the parcels to construct a multi-family apartment building with associated improvements.



- Requested waivers include the following:
 - Partial waiver to allow shrubs in place of trees in some of the planting islands in order to permit lighting within the planting beds
 - Partial waiver from required plantings (1 tree for every 6 parking spaces; 10 trees for 70 parking spaces) around off-street parking and loading areas
 - The landscaping plan proposes as many trees as possible while maintaining adequate separation between trees and other site features
 - Partial waiver from providing the total required street trees and buffer along the street frontage
 - The landscaping plan proposes as many trees as possible while maintaining adequate separation between trees and other site features

LANDSCAPE REQUIREMENTS CHART - FALLS TOWNSHIP		
Ordinance Item	Requirement	Plan Proposed
S.O. 191-48.B. Street Trees	Street trees shall be planted at least 40' apart Orchard Drive: 578' / 40 = 15 New Falls Road: 148' / 40 = 4	10 Street Trees [W1] 2 Street Trees [W1]
S.O. 191-48.H. Buffer Strips	Not Required	N/A
S.O. 191-37.G(2) Parking Facilities	Curbed raised planting beds shall be planted with one shade tree per bed.	8 Shade Trees 18 Shrubs [W2]
S.O. 191-37.G(4) Parking Facilities	1 tree of 1 1/2 inch caliper minimum for every six parking spaces in single rows or for every twelve parking spaces in double-loaded rows. Trees shall be planted in such a manner as to afford maximum protection from the sun for parked vehicles. 42 single-loaded/ 6 = 7 Shade trees 28 double-loaded/ 6 = 3 Shade trees	see trees provided above [W3]
T.R.O. 199-4.B(6)(a) Replacement Trees	Every tree determined to be living and healthy, with a DBH of six inches or greater and which is destroyed, shall be replaced with one or more new shade trees with a minimum 3-inch caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the tree removed. Mature trees removed: 0.	N/A
Z.O. 209-42.B(1) Parking Areas	Clustered planting of dense plant material not less than four feet in height and 10 feet in width shall be provided between parking areas and lot line or street line	Property is existing non-conforming (NC). There is a 0' planting strip between parking spaces along the street line.
Notes: (NC) Existing non-conformity to remain; (W) Waiver Requested		

[W1] Waiver requested to provided less than the required amount of street trees.
 [W2] Waiver requested to provide shrubs in parking island area to avoid conflict with lighting.
 [W3] Waiver requested to provide less than the required amount of parking lot trees. Parking lot trees are proposed to be 2 1/2" caliper to offset deficiency.

The Council has no major concerns at this time, but note that some trees in the parking lot would reduce the heat of the lot in summer.

- Starr Tours #13-008-061-00A / #13-008-051, 394 Lincoln Hwy, Fairless Hills. Conditional Use Application for Starr Tours for a bus transportation facility for their corporate headquarters.



The Council has no concerns at this time.

Sill Corner -- 1030-1056 Trenton Rd, Fairless Hills. Sketch Plan application for a mixed-use development consisting of two offices and 54 townhouses



- No waivers have been requested at this time

The Council has no concerns at this time.

ITEM #3: FALLS TOWNSHIP RESIDENT CONCERNS

- Jared from Springfield Township, Montgomery County, student at Temple-Ambler, shared details of his capstone project. He is exploring the possibility of connecting some isolated parks (Oxford Park, the Golf Course, and Chickenfoot) to create a wildlife corridor. He is hoping to involve the local community and explained that Chickenfoot is old costal woods and there are some plants there that are rare to the area.

ITEM #4: LOCAL EAC ACTIVITIES UPDATE

- No updates for Bristol, Langhorne, or Morrisville
- Lower Makefield Township
 - Also exploring a single use plastics ban
 - EAC Lecture Series – Need volunteers for the following Winter/Spring Lectures:
 - Raingardens, 4-12-25, 10-11am at the LMT Admin. Bldg.
 - Aark in the Park -5-3-25, 10-11am at Memorial Park
 - Microplastics – 5-31-25, 10-11am at the LMT Admin. Bldg.

- [Styrofoam + recycling event](#), May 17, 10am-noon outside the Township building at 1100 Edgewood Road Yardley, PA 19067
 - They not only collect clean white Styrofoam, they also collect natural corks, clean pill bottles with tops and batteries
- Middletown Township has scheduled its educational seminars (3 Municipal Way, Langhorne)
 - February 18, 06:30-07:30 PM: Mosquito Monitoring in Bucks County
 - March 18, 06:30-07:30 PM: Benefits of Meadows
 - Also exploring a single use plastics ban
- Newtown Township
 - Discussed ordinances for gas-powered leaf blowers and tree ordinance/tree bank

ITEM #5: EARTH DAY 2025

- [Core Creek Park](#) - April 26, 2025, 11 AM - 2 PM
260 Tollgate Rd, East of Route 413 on Tollgate Rd, Langhorne, PA 19047
 - We will have a table and will give away plants, Recycled paper pencils and bee mini erasers
 - Sherwood Seeds will donate plants for giveaway (confirmed by Jeannine)
 - Jon will request plants from Fairless Hills Garden Center
- Other Earth Day Events:
 - Silver Lake Nature Center - April 26, 2025, 7:30-9:30pm
[Christopher Westfall's "Celebrate Earth Day Every Day!" Concert](#)
 - [Bucks County Audubon Society](#) – May 3, 2025 10:30am-3:30pm

ITEM #6: IDEAS FOR NEWSLETTERS

- For Fall/Winter 2025:
 - The impact of nighttime lights on migrating birds – Jeannine will share the links below with township communication liaison
 - <https://pa.audubon.org/conservation/lights-out-and-reflective-surfaces>
 - <https://www.fws.gov/story/threats-birds-collisions-nighttime-lighting>
- For Spring/Summer 2026:
 - How to support fireflies

ITEM #7: APPROVAL OF MINUTES

- December 12, 2024 minutes were approved (5 ayes, 1 abstain)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - One will be by Lake Caroline, the other is being determined
 - Falls now has "Gold Status"

New Business

- A bald eagle nest has been spotted off Tyburn Road
- There is a water tower near 112 Walnut Lane, Morrisville that seems to have been abandoned. Can it be removed and the possible turned into a meadow?

- Rachael will represent the EAC at the GRAND OPENING of the WM Fairless Renewable Natural Gas (RNG) Facility

Next meeting: Thursday, April 10, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:46 pm