

Falls EAC Meeting April 10, 2025

Attendance

EAC members

Present: Jeannine Delwiche, Jairus James, Rachael Boice, Connor Schmiegel

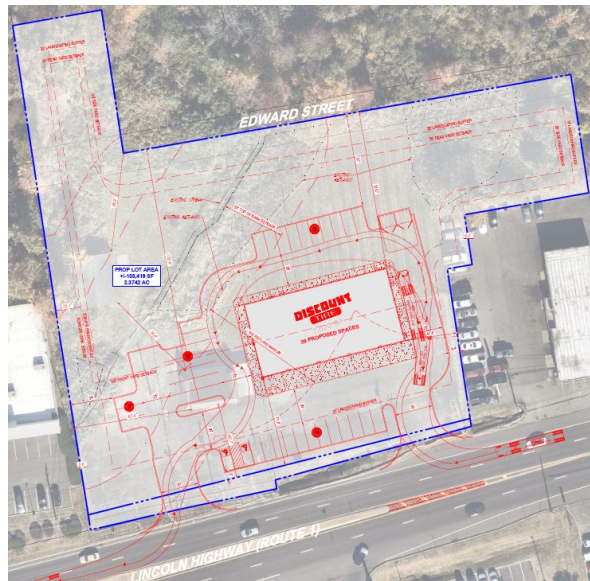
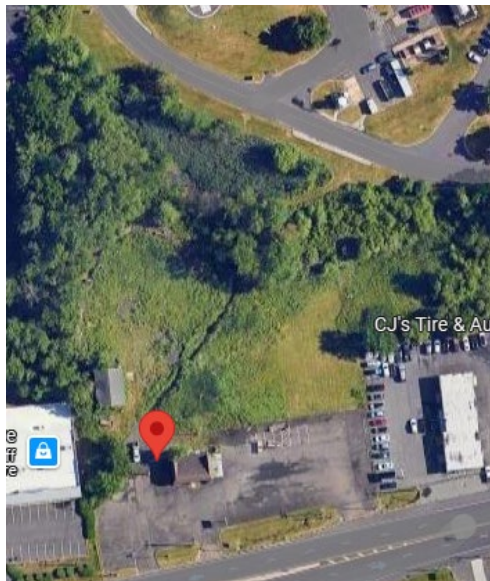
Absent: Jonathan Manderack, Suzanne Sabo, Erik Person

Others present: John Weiss

Meeting Called to order: 6:35 pm

ITEM #1: PLAN REVIEWS

113 & 115 Lincoln Highway to demolish the existing buildings, consolidate the lots, and construct a new automotive repair facility with associated parking.



- No requested waivers of interest

The Council has no major concerns at this time.

Earle Company at 14 N. Steel Road, Morrisville for the consolidation of 4 lots, creation of 2 new lots and the construction of 2 new warehouse / distribution centers.



- Requested waivers include the following:
 - 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. Although the lots appear to be relatively large, due to existing easements and other restrictions, the buildable areas is limited. The double row of parking on "Parcel 1" has not been provided to allow for adequate space for truck maneuvers into and out of the loading area and to not extend the rear lot line farther back and beyond the 'front' lot line of 'Parcel 2'.
 - Relief requested to provide 27 trees for single-loaded parking spaces, where 44 are required. The parking areas which have not been provided with trees are immediately adjacent to or have proposed stormwater facilities and/or utilities within them, trees have not been provided at these locations to avoid impacts to and maintain separation between the utilities and landscaping.
 - Relief from the requirement to plant street trees along New Fords' Mill Road and Tyburn Road as adequate street trees exist in these locations.
 - 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 is being sought from requiring the minimum slope of any storm pipe to not be less than 0.5%. Storage pipes within the stormwater systems have a slope of 0% for added capacity.

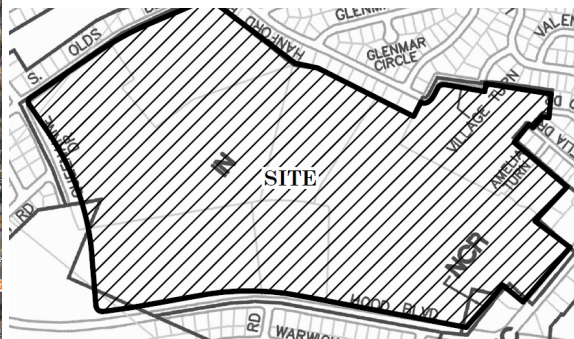
- Relief is requested from requiring a two (2") inch fall across the inlet as measured at the pipe inverts. Zero (0) fall across inlets has been provided for added capacity.

Council decided to send the following to the Supervisors:

The Council suggests accepting the existing street trees as adequate, but recommends against granting variances for reducing the number of required planting bed trees and parking lot trees unless the size of planned trees is increased to offset the absent trees. The Council suggests accepting the disturbance of woodlands and steep slopes to return the ground to a more natural state. However, the Council is concerned that without the minimum slope of 0.5% for the storm pipes, they will not be self-cleaning and over time may have issues with sedimentation build up and standing water. The council therefore recommends against granting the variance to allow a slope of 0% for the storm pipes.

(Motion JD, 2nd RB; VOTE: 4 Aye, 0 Nay, 0 abstained)

Pennsbury High School at 608 South Olds Boulevard Fairless Hills, PA 19030 to construct a new high school, demolish the existing East and West High Schools, Village Park Elementary School, and the M.O.S.T. Program building, construct a bus maintenance building and administration office, construct new driveways, parking lots and athletic fields.



- Requested waivers include the following:
 - A waiver from the required maximum of 20 parking spaces in a row before an island is required. As an alternative to the islands at 20 parking space intervals, we are proposing 10 feet and 20 feet wide islands between each double loaded parking aisle. This provides more green space in the parking lot than the island requirement and allows trees to be distributed more regularly through the parking lot. The end caps on the parking isles are painted gore stripes. This layout facilitate snow plowing efforts. A waiver is requested to accept the parking lot island layout as depicted on the land development plans.
 - A waiver from the Tree Protection Standards Ordinance §199-4 which requires a tree survey plan identifying all trees and denoting each tree as to be saved or destroyed and every living and healthy tree with a breast height diameter of 6 inches or more that is being removed to be replaced with one or more new shade tree. The submitted landscaping plans provide 152 shade trees in addition to required street and parking lot trees. A waiver is requested to not require a tree survey plan or replacement trees to be calculated.

The Council has no concerns at this time.

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- None

ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- No updates for Bristol, Langhorne Borough, or Morrisville
- Lower Makefield Township
 - Exploring switching to a single trash hauler
 - 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)
 - Hosting Earth Day at Core Creek Park on April 26
- Newtown Township
 - Discussed ordinances for vegetation
- Upper Makefield
 - Currently building up social media presences
 - Working on toad detours

ITEM #4: EARTH DAY 2025

- Council will have a table at the [Core Creek Park](#) Earth Day celebration on April 26, 2025, 11 AM - 2 PM
- Event will be at 260 Tollgate Rd, East of Route 413 on Tollgate Rd, Langhorne, PA 19047
- Plants for give-away are being donated by Sherwood Seeds and Fairless Hills Garden Center
- Council will also give away recycled paper pencils and bee mini erasers as well as a limited amount of wildflower seeds received from participation in the clean up
- Attending: At least Rachael, Jairus, Jeannine and Jon. Plan to arrive by 9:30/10am – bring a chair and wear layers!
- Other 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 #5: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2026:
 - Firefly support

ITEM #6: APPROVAL OF MINUTES

- March 13, 2024 minutes were approved (Motion JD, 2nd CS; Vote: 4 yea, 0 nay, 0 abstain)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - One will be by Lake Caroline, the other is being determined

New Business

- Park and Recreations held a cleanup of the Falls Community Park on Saturday, 3/29/2025. Jeannine to reach out Erin Long to coordinate doing additional cleanups in the future together with the EAC

Next meeting: Thursday, May 7, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

- **ADJOURNMENT:** (Motion JD, 2nd CS; Vote: 4 yea, 0 nay, 0 abstain) at 7:38 pm