

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JUNE 24, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:22 p.m.

Members present: Colin Henderson, Mary Leszczuk, Jesse O'Brien, Daniel Everett

Members absent: John J. Haney, III, Paul Hartzell (alt), David Coyne (alt)

Also Present Representing:

Falcon Field – Pennsbury School District: Michael Malloy, Esquire (Obermayer, Rebmann), Jamie Lynch (CHA – architect), Andrew O'Connell (Musco Lighting), Terry DeGroot, P.E. (Terraform Engineering), Thomas Smith (Superintendent Pennsbury School District), Lou Sudholtz (Athletic Director of Pennsbury High School)

Keystone Trade Center: Chelsea Crocker Jackman, Esquire (Begley, Carlin & Mandio) and Timothy Casey, P.E. (Gilmore & Associates)

For the Township: Joseph G. Jones, P.E. (Jones Engineering Associates), Lauren Gallagher, Esquire (Clarke Gallagher Barbiero Amuso & Glassman Law) and Diane Beri (Recording Secretary)

Acting Chairman Henderson states the Item #2 on the Agenda (PGE Rentals, 95 Lower Morrisville Road) has requested a continuance until the July meeting.

Item #1: Falcon Field Athletic Improvements -- Pennsbury High School, 608 S Olds Blvd /705 Hood Blvd / 75 Unity Drive; TMP # 13-015-175 / 13-015-175-001 / 13-018-003 / 13-018-003-001 / 13-018-003-003 / 13-018-003-005 / 13-018-003-007 / 13-018-022 / 13-018-025. Amended Final Plan -- Construction of 4 field lights at practice soccer field which were not included in the Final Plan approved by Res. 2023-13

Michael Malloy, Esquire, stated at last month's Planning Commission meeting, the Board had some questions and concerns regarding the project, and we suggested tabling the application until tonight to obtain more information for the Board. The areas of concern were illuminating and spill over from the fields particularly when both fields were in use at the same time. There is no spillover as Musko's information suggests. A second area of concern was the amount of use by Yardley Makefield Soccer (YMS) and the amount of use by Pennsbury High School soccer. There are six fields currently in use every day at the high school; all those fields are going away when the new high school is built. This field takes the same amount of use and replaces those six fields. From a use perspective there is no change on a daily basis. The school district has committed that the stadium and field lights will go off at 9:00 p.m. It does not apply to football games that will be going till 11:00 p.m. YMS use is restricted to pee-wee league. There will be two teams of 16 kids. They will use the fields after school use is complete in the evenings and on the weekends. There will be a maximum of 32 cars. There are 898 parking spaces available for activities at the high school, with 200 plus immediately adjacent to these fields. There will be no events while football games are going on. We have provided notice to everyone who fronts the stadium on Hanford Road (814-836 on Hanford Road).

Andrew O'Connell continues and details the illumination. We are proposing two 1200-watt LED fixtures outputting the same amount of light that our five 1500-watt fixtures did. We have patented technology for TLC for LED where we are shielding the source of light with a full cutoff shielded visor. We measure from thirty feet (measure 3 ft. above grade with a light meter). Connecting the dots where the light is cutoff, we measure zero footcandles. This means that with both fields turned on, we are hitting zero footcandles before we negatively impact any of the nearby neighbors or properties. He shows further information regarding glare.

No Board questions.

Public Comment

Watermelon Man (name unknown) expresses his discontent with the 70 ft. high lights and wants smaller heights on the light and makes points about the turf field being dangerous.

Acting Chairman Henderson states the material used for the turf field is not under discussion for this evening.

Jennifer Metzger, lives across the street from the stadium, and states Hanford Road residents did not receive notice because she called them, expresses concern with the lighting, provides information obtained from a reporter about YMS future plans, expresses concern about the height of the lights, shows a petition opposing the lights, and refutes the information about the illumination. She wants the lights to be less than 70 ft. in height.

Acting Chairman Henderson asks the applicant if they would accept a stipulation that if approved the lights would be turned off by 10:00 p.m. – not the football stadium, just the practice field.

Atty. Malloy says yes, the applicant would accept that stipulation.

Member Leszczuk asks if it is possible to bring the height down from 70 ft. and gain the same type of illumination.

Mr. O’Connell says typically when you have fields this size, minimal pole heights by IES standards (Illumination Engineering Society) are typically anywhere from 60 to 70 ft. with proper setbacks. The further you go from the center of the field, the higher up the pole goes. In this case a 70 ft. pole is not our preference; it is something that complies with what is currently at the stadium. If we were to design this from scratch with no restrictions, it would actually be an 80 ft. pole given the requirements that IES puts in front of us. Because of our technology, with the 70 ft. pole we are able to reduce that spill and glare. Your 40 or 50 ft. poles would be more appropriate for a tennis court or a pickleball court.

Member Leszczuk makes a motion to recommend approval for the Amended Final Plan for the Falcon Field Athletic Improvements, 608 S Olds Blvd /705 Hood Blvd / 75 Unity Drive; TMP # 13-015-175 / 13-015-175-001 / 13-018-003 / 13-018-003-001 / 13-018-003-003 / 13-018-003-005 / 13-018-003-007 / 13-018-022 / 13-018-025 for the construction of field lights at practice soccer field which were not included in the Final Plan approved by Res. 2023-13, based on Jones Engineering Review letter dated May 16, 2025 and Remington Vernick’s review letter dated June 13, 2025, with a condition that the lights will be turned off by 10:00 p.m.

Member Everett seconds the motion.

All in favor 4-0. Motion carries. APPROVED FOR AMENDED FINAL PLAN.

Ms. Metzger expresses her discontent with the decision stating there is no proof the neighbors were notified.

Item #3: Keystone Trade Center – Building 20; TMP #13-051-001-005; Zoned: MPM; Owner: NP Keystone Building 20 LLC. Minor Subdivision – subdivide the existing parcel into two parcels

Chelsea Crocker Jackman, Esquire, presents the application and states by way of background this project was previously approved last year. One of the buildings has already been constructed. The occupant is CSC Sugar. We are requesting to subdivide this one parcel into two parcels. This is for CSC Sugar’s financing purposes. We are in receipt of Jones Engineering Review letter dated June 17, 2025, and all items are a will comply with the exception of 191-36(D) and 191-37(B) relating to a new lot through a common drive aisle.

No Board questions.

No public comment.

Member Leszczuk makes a motion to recommend approval of the Minor Subdivision plan for Building 20, TMP #13-051-001-005, based on Jones Engineering Associates’ review letter dated June 17, 2025, with waivers requested for Section 191-36(D) and 191-37(B) and Remington Vernick’s letter dated June 13, 2025.

Member Everett seconds the motion.

All in favor 4-0. Motion carries. APPROVED FOR MINOR SUBDIVISION.

Item #4: Approval of Minutes

Minutes of May 27, 2025 approved.

7:33 p.m. Meeting adjourned