

Falls EAC Meeting October 09, 2025

Attendance

EAC members

Present: Jonathan Manderack, Jairus James, Jeannine Delwiche (phone), Rachael Boice

Absent: Suzanne Sabo, Connor Schmiegel, Erik Person

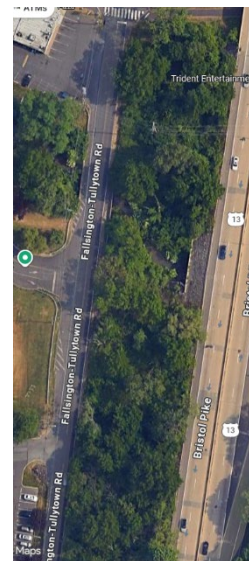
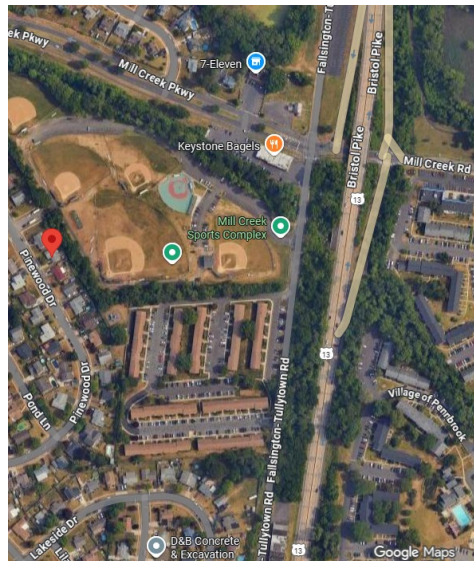
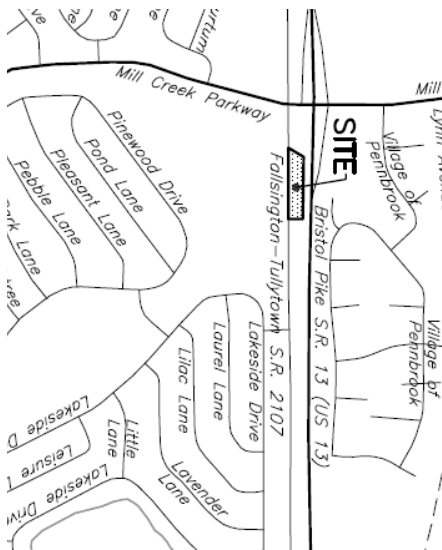
Others present: none

Meeting Called to order: 7:02pm

ITEM #1: PLAN REVIEWS

Parcels 13-042-352 thru 13-042-359, Fallsington-Tullytown Road, Levittown, PA 19054

Preliminary / Final land development submission from Lower Bucks Home Builders, LLC to consolidate the 8 parcels into one proposed lot for the installation of three contractor garages and associated amenities. Lower Bucks Home Builders previously submitted land development plans in November 2024 for a 10-lot consolidation (13-042-342 thru 13-042-351) into one lot for three contractor garages which the BOS approved on 3/24/2025. They received zoning relief on April 12, 2024 for the use of all 18 parcels.



- Previous waivers include the following:
 - Allowing a maximum building coverage of 41.2%
 - Removing requirement for 25' buffer yards along Fallsington-Tullytown Rd and Bristol Pike
 - Removing the requirement for a 10' wide landscaping strip between off-street parking areas and a lot line or street line, curbing and a designated space/area for loading and unloading
- The following requested waivers included:
 - From providing a minimum 5' planting strip along the future right-of-way
 - From the requirement that no more than 50% of woodlands which are not located in environmentally sensitive areas needed as woods shall be cleared or built upon

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 Borough, Langhorne Borough, or Yardley Borough
- Bristol Township
 - Community Pride Award from Keep PA Beautiful presented by BTSD Board Member Kellie Buchanan
 - Update on PA environment digest article on AARK
 - Township Fall clean-up day on Oct 11 with FREE disposal of unwanted household items for residents
 - Medication Take Back Day on Oct 25, 10am – 2pm at multiple locations through county https://www.bcdac.org/prevention/national_prescription_drug_take_back_day/ (Bucks County Free Library, 7311 New Falls Rd., Levittown, PA 19055; Municipal Building - 2501 Bath Rd., Bristol, PA 19007; Lower Bucks Hospital - 501 Bath Rd., Bristol, PA 19007)
 - Facebook remains active
- Lower Makefield Township
 - Next Styrofoam+ recycling event will be Nov 1, 10am-noon
- Middletown Township
 - Considering deed restricting trees for future conservation
 - Net-Zero Living Seminar: <https://www.middletownbucks.org/Community/News-Events/Calendar/2025/October/Net-Zero-Living-Educational-Seminar>. Registration needed.
- Morrisville Borough
 - Community tree planting on Sept 19
 - On Sat, Oct 4, 10 am held a nature walk with Master Naturalist Mary Anne Borge at Morrisville Riverfront Preserve
 - Morrisville Riverfront Preserve restoration volunteer events 9-11am Saturdays (Oct 11, Oct 18, Nov 1, Nov 15, Nov 22)
- Newtown Township
 - Held a [Pollinator Garden Community Planting](#) on Oct 4 & 5
- Upper Makefield Township
 - Is working on a riparian grant application
 - Has applied to the Bucks Beautiful program
 - They are preparing to be at the UMT Community Day on Sept 20 (10am - 2pm)
 - Recommended increasing their budget from \$5000 to \$7500 for plantings and opportunities for inclement weather
 - Considering purchasing a Chimney Swift Tower

ITEM #4: EARTH DAY 2025

- None at this time

ITEM #5: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2026:

- Firefly support: <https://www.chasingbugs.com/how-to-help-fireflies/> sent to T Katalinas on Aug 17
- For Fall/Winter 2026:
 - Ideas? Protecting storm drains? Proper disposal of old oil?

ITEM #6: APPROVAL OF MINUTES (Motioned: JD; Seconded: RB)

- September 11, 2025 minutes were approved (4 yea, 0 nay, 0 abstain)

ITEM #7: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - One was place at Fallsington Memorial Park; the last will be placed near Oxford Valley Elementary – it has been delivered to the principal

New Business

- Leaf collection days: Oct 25, Nov 8, Nov 22

Next meeting: Thursday, Nov 13, 7 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:22 pm