

## Falls EAC Meeting January 08, 2026

Meeting Called to order: 7:03 pm

### ITEM #1 Roll Call

#### EAC members

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

Absent: Suzanne Sabo

Others present: Laren Gallagher (solicitor), Travis Hunsberger (associate), Wayne Bell, Jennifer Metzger

### ITEM #2: Re-organization

The council anonymously elected Jon Manderack as chairperson, Jairus as vice-chairperson, and Jeannine as secretary.

The solicitor explained the roles and responsibilities of the Falls EAC, as established by a township ordinance.

### ITEM #3: PLAN REVIEWS

654 Lincoln Highway, Fairless Hills. Development of 84 Unit 55+ apartment buildings and associated improvements. Court decision previously granted waivers to permit an impervious surface ratio of 79.3% instead of the allowable 70%, with the use of permeable paving/pavers reducing impervious impact to 76.23% and modifications of planting around parking lot.



- Requested waivers include the following:
  - To allow 5 replacement trees instead of the required 667 trees
  - Not requiring trees in curbed islands

- To permit a woodland disturbance of 100% instead of the allowable 50% without mitigation

*The Council previously sent a letter expressing concern, recommending requiring payment in lieu of trees and requiring some mitigation for the disturbance of 100% of the existing woodlands.*

Connor made a motion (seconded by Jairus) to resend the letter to the supervisors. Motion passed (6 Ayes, 0 Nays, 0 Abstains)

#### **ITEM #4: FALLS TOWNSHIP RESIDENT CONCERNS**

Jennifer Metzger (resident) expressed concerns over how the Falls EAC conducts business.

#### **ITEM #5: LOCAL EAC ACTIVITIES UPDATE**

- No updates for Bristol Borough, Langhorne Borough, Morrisville Borough, Newtown Township, Upper Makefield Township, or Yardley Borough
- Bristol Township
  - Facebook remains active
- Lower Makefield Township
  - Organizing a Styrofoam+ recycling event for January 10, 10am-noon
  - Their lecture series will be “Naughty by Nature” on 2-14-26, “AI and the Grid” on 3-14-26, and “Fast Fashion” on 4-18-26
- Middletown Township
  - Invasive species removal day
  - Working with Dept Public Works to transition areas into NO MOW

#### **ITEM #6: EARTH DAY**

- Jon submitted the application for the Core Creek Park

#### **ITEM #7: IDEAS FOR NEWSLETTERS**

- For Fall/Winter 2026:
  - The climate impact of fast fashion (<https://one5c.com/fast-fashion-waste-statistics-136976065/>), combined with a guide to avoid fast fashion (<https://one5c.com/how-to-avoid-fast-fashion-136976036/>), and mention local thrift stores:
    - 2nd Ave Thrift Superstore, 330 Commerce Blvd, Fairless Hills, PA 19030
    - Salvation Army Family Store & Donation Center, 191 Lincoln Highway, Fairless Hills, PA, 19030
    - Good Stuff Thrift, 543 Lincoln Highway, Fairless Hills, PA 19030
- For Spring/Summer 2027:
  - Ideas? Protecting storm drains? Proper disposal of old oil?

#### **ITEM #8: APPROVAL OF MINUTES**

Jeannine motioned the Dec 11, 2025 minutes be accepted with correction to the newsletter categories (seconded by Connor). Motion passed (6 yea, 0 nay, 0 abstain)

#### **ITEM #9: OLD/NEW BUSINESS**

##### Old Business

- Bird Town signs

- One was placed at Fallsington Memorial Park; the last will be placed near Oxford Valley Elementary – it has been delivered to the principal. Jon will contact the principal to check in on installation plans.
- Remaining EAC t-shirts
  - Rose is ordering Erik's missing shirt and Jeannine still holds Suzi's shirt
    - Jeannine will follow up with Rose regarding Erik's shirt
- Attendance requirement for the EAC membership
  - According to the township manager, there are no attendance requirements
    - Jeannine will check with Suzi to see if she is interested in attending remotely
- Organizing a Styrofoam recycling event in December 2026
  - Supervisor Mullen indicated this is likely something the township can support. Suggest we revisit after the relocation to the new building has been completed. Jeannine will check with the LMT EAC to get tips on how they deliver their collected polystyrene.

#### New Business

- Cody, the Bristol EAC chairperson, contacted Jairus and expressed interest in collaborating.
  - Jon is willing to host a meeting to discuss in person.

**Next meeting:** Thursday, February 12, 7pm, at the Falls Township Municipal Building, 188 Lincoln Highway, Fairless Hills, PA 19030

**ADJOURNMENT:** 8:10 pm