



Township of Falls

BUCKS COUNTY, PA

Shade Tree Commission Agenda

Council Members:

Jonathan Manderack
Jairus James
Jeannine Delwiche
Erik Person
Connor Schmiegel
Rachael Boice
Max Williams

The meeting will be held at Falls Township Municipal
Building Community Room, 188 Lincoln Highway,
Fairless Hills, PA 19030

DATE: JULY 9, 2026

TIME: 7:00 PM E.S.T.

ITEM #1: ROLL CALL

ITEM #2: ELECTION OF THE TEMPORARY CHAIR

ITEM #3: PUBLIC COMMENT

ITEM #4: ORGANIZATION AND ELECTION OF OFFICERS

ITEM #5: ACCEPTANCE OF PUBLIC COMMENT POLICY

ITEM #6: PRELIMINARY / FINAL LAND DEVELOPMENT - LOWER
BUCKS HOMEBUILDERS, FALLSINGTON-TULLYTOWN
ROAD, LEVITTOWN, PA 19054; TMP #13-042-342 THROUGH
#13-042-351 (10 LOTS)

ITEM #7: PRELIMINARY / FINAL / MINOR SUBDIVISION –
SUBDIVISION NUULY (URBAN OUTFITTERS), 700 PENN
VALLEY ROAD, FAIRLESS HILLS, PA 19030; TMP #13-013-010

ITEM #8: WAIVER OF LAND DEVELOPMENT - MORRISVILLE
(RECYCLE SERVICES); 8 E M-Y LANE, MORRISVILLE, PA
19067; TMP #13-028-075-004

ITEM #9: CONDITIONAL USE - FLAGSHIP PENNSYLVANIA OPCO,
LLC, 547 W. TRENTON AVENUE, MORRISVILLE, PA 19067;
TMP #13-028-028-002

ADJOURNMENT