



Township of Falls

BUCKS COUNTY, PA

Council Members:

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

Shade Tree Commission Minutes

The meeting was 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

Shade Tree Commission members

Present: Erik Person, Connor Schmiegel, Max Williams, Jeannine Delwiche, Rachael Boice

Absent: Jonathan Mandereck, Jairus James

Members of the Public

Carol Karwowski (no municipality noted), Daniel Francio (Falls), Jen Metzger (Falls), Holly Harman (Morrisville), Wayne Bell (Falls), Toni Battiste (Falls), plus others.

Meeting called to order: 7:00 pm

ITEM #2: ELECTION OF THE TEMPORARY CHAIR

Since this was the first meeting of the Shade Tree Commission, all officer roles were vacant. Members of the Commission voted to elect a temporary chair to run the meeting prior to electing officers. Jeannine Delwiche made the motion to elect Max Williams. Connor Schmiegel seconded. Motion carried (5 ayes, 0 nays). Max Williams was elected as Temporary Chair to preside over the start of the meeting.

ITEM #3: PUBLIC COMMENT

Carol Karwowski (no municipality noted): Carol did not have comments towards a specific agenda item but expressed interest in environmental matters within the Township.

Daniel Francio (Falls): Attended the meeting as a Boy Scout to learn more about the Shade Tree Commission and Environmental Advisory Council.

Jen Metzger (Falls): Provided printed handouts to the Board about the NUULY and M-Y Lane properties. Jen expressed concerns with the NUULY facility acquiring garments from various locations to wash. Jen has concerns with possible chemical contaminants from the washing, among other concerns. Additionally, Jen expressed concerns about the M-Y Lane recycling services, such as wetland encroachment and affected tree canopies.

Holly Harman (Morrisville): Holly echoed similar concerns as Jen about the M-Y Lane property.

Wayne Bell (Falls): Wayne shared the importance of being environmentally aware and active. Wayne shared similar concerns as Jen about the NUULY property.

Toni Battiste (Falls): Toni expressed concerns about the M-Y Lane property and the operator, Britton Industry.

ITEM #4: ORGANIZATION AND ELECTION OF OFFICERS

Rachael Boice made a motion to elect Jonathan Manderack as Chair, Jeannine Delwiche as Vice Chair, and Connor Schmiegel as Secretary. Max Williams seconded. Motion carried (5 ayes, 0 nays).

Jeannine Delwiche assumed duties as Temporary Chair while Jonathan is absent.

ITEM #5: ACCEPTANCE OF PUBLIC COMMENT POLICY

Jeannine Delwiche made a motion to accept the public comment policy that is like the policy used for the Environmental Advisory Council. Rachael Boice seconded it. Motion carried (5 ayes, 0 nays).

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)

The Shade Tree Commission reviewed the plan listed above. Lower Bucks Home Builders LLC submitted a preliminary land development plan for their site on Fallsington Tullytown Road (Tax Parcels 13-42-352 through 13-42-359). Jones Engineering was present to discuss the project. Variances were already provided for this, and this is a normal procedural process. Tree protection plans were outlined with the plans. The Commission noted these plans.

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

The Shade Tree Commission reviewed the plan listed above. NUULY plans for subdivision to create and develop one additional lot with approximately one million sq. ft. warehouse with parking lot and stormwater facilities

Waivers requested include:

- Reduction of required wetland buffer from 100 feet to 50 feet in certain locations.
- Waivers related to required street tree placement.
- Permission to use ornamental trees beneath overhead utility lines in lieu of shade trees.

The Commission noted that this plan was reviewed by the Environmental Advisory Committee during their last meeting and the members voted to send a letter of concern against the reduction of the wetland buffer and to recommend planting native ornamental trees/shrubs. There were no innate issues regarding the protection of trees outlined in the plan besides what was previously outlined. As such, the Commission echoed the same concerns without sending a duplicated letter.

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

The Shade Tree Commission reviewed the plan listed above. Recycle Services, LLC (d/b/a Morrisville Materials) is proposing to lease a portion of the property at 8 E M-Y Lane from 8 E M-Y Lane Industrial, LLC (Criterion Group). The site is currently used for truck

and trailer storage. The applicant proposes to convert the site into a small-scale outdoor recycling/material processing facility. The property is zoned Light Industrial (LI), and no zoning variance is requested. A representative from Jones Engineering shared that this is a procedural waiver. There are no requests to remove any trees in the tree line; as such, the Commission did not forward any letters to the Supervisors.

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

The Shade Tree Commission reviewed the plan listed above. The applicant, Flagship Pennsylvania OPCO, LLC, proposes to redevelop the former Rite Aid property at 547 W. Trenton Avenue into an automated drive-through car wash. The Commission reviewed the plans and noted no trees are affected.

ITEM #10: NEW BUSINESS

Jeannine Delwiche shared that two members have become Tree Tender certified through the Pennsylvania Horticultural Society (PHS): Jeannine Delwiche and Connor Schmiegel. Other Shade Tree members are working on completing their certification. Once three tree tenders and two tree leaders are established with the Township, Falls can receive tree donations from PHS. Falls Township Manager's Executive Assistant, Rose Molle, is also a certified tree tender/leader.

Next meeting: Thursday, August 13 at 7 pm at Falls Township Municipal Building, 188 Lincoln Highway, Fairless Hills, PA 19030.

ADJOURNMENT: 7:30 pm