



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: OCTOBER 8, 2026

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

ITEM #1: ROLL CALL

ITEM #2: PUBLIC COMMENT

ITEM #3: MM METALS – PRELIMINARY/FINAL LAND DEVELOPMENT; 49 INNOVATION DRIVE – A.K.A. 49 MIDDLE DRIVE, FAIRLESS HILLS, PA 19054; TMP #13-051-001-026 - ALUMINUM BUILDING AT THE ABOVE PARCEL FOR THE CONSTRUCTION OF A NEW 126,500 SQ. FT. BUILDING FOR ALUMINUM PRODUCTION WITH PARKING, UNDERGROUND FACILITIES, LIGHTING AND STORMWATER MANAGEMENT FACILITIES.

ITEM #4: MM METALS – PRELIMINARY/FINAL LAND DEVELOPMENT; 53 INNOVATION DRIVE – A.K.A. 53 MIDDLE DRIVE; TMP #13-051-001 & 13-051-001-026 – CONSTRUCTION OF A NEW 17,143 SQ. FT. BUILDING WITH EQUIPMENT PADS, SILOS AND STACKS FOR RECEIVING AND PROCESSING MATERIALS, AND A RELOCATED OFFICE AND PARKING AREA. OTHER IMPROVEMENTS INCLUDE ADDITIONAL UNDERGROUND UTILITIES, LIGHTING, AND STORMWATER MANAGEMENT FACILITIES.

ITEM #5: 951 TRENTON ROAD – SKETCH PLAN – 951 TRENTON ROAD, FAIRLESS HILLS, PA 19030 TMP #13-017-209 & 13-017-210-002 – CONSTRUCTION OF 30 TOWNHOMES WITH ASSOCIATED SITE IMPROVEMENTS. THE SUBJECT PROPERTY WOULD BE CREATED THROUGH A LOT LINE CHANGE BETWEEN THE TWO PARCELS.

ITEM #6: APPROVAL OF MINUTES

ITEM #7: OLD/NEW BUSINESS

ADJOURNMENT