



**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
SEPTEMBER 22, 2026**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 8:25 p.m..

Members present: John J. Haney, III, Daniel Everett, Mary Leszczuk, Colin Henderson, Lanie Striluk

Members absent: Jesse O'Brien

Also Present:

Representing:

Township: Brian Binney (Jones Engineering Associates), Diane Beri (Recording Secretary)

Recycle Services LLC – Matthew McHugh, Esquire (Klehr, Harrison), Dave McGinsky (Gilmore & Associates), Karen Murray and Kelsey Thomas (Recycle Services LLC)

McGill – Michael Meginniss, Esquire (Begley, Carlin & Mandio), Dave Allen (Respec LLC), Kate Sullivan and Anthony Tartaglia (McGill)

Lower Bucks Homebuilders, Inc. – Michael Meginniss, Esq. (Begley, Carlin & Mandio), Ashwin Gubbi Kotte (Arna Engineering) James McCafferty (Lower Bucks Homebuilders)

Item #1: Recycle Services, LLC, 8 E M-Y Lane, Morrisville, PA 19067; TMP #13-028-075-004; Zoned LI; Owner: 8 E M-Y Lane Industrial LLC Waiver of Land Development – Create a 5.0 acre leasehold at the site to use for light industrial activities

Matthew McHugh, Esquire, introduces Dave McGinsky from Gilmore & Associates the project engineer, Karen Murray and Kelsey Thomas on behalf of the applicant. The plan on the screen shows the subject parcel is a 17 acre parcel. The applicant wishes to create a leasehold for 5.0 acres. The applicant is going to utilize the space for a clean concrete brick and block recycling operation which use is permitted in the LI district. In discussions with Township personnel, it was decided the best way to do this is submit a leasehold plan, prepare an E&S plan (Erosion and Sediment) and work with the Bucks County Conservation District and Township Engineer in putting in some erosion and sedimentation controls that are in place at the property currently. Permits would then be submitted to the Township and through DEP for air quality control. The entrance is off of M-Y Lane which brings you into the 5 acres in the rear of the property. Part of the initial review encompasses parking on the site, so we did add 8 paved parking spaces on M-Y Lane. The plan also calls for a water line to be installed to serve the site and to assist with dust control and fumes. There will be a fire hydrant. We are asking for a waiver so we can get into the third-party permitting process for grading, E&S through Bucks County Conservation District, and the creation of this 5-acre leasehold. All review letters are a will comply.

Chairman Haney asks if this was the old junkyard property.

Atty. McHugh says yes and shows an aerial of the site and states they have cleaned it up.

No further comment.

Public Comment

Jennifer Metzger, a Falls Township resident, opposes approval and questions why this is appropriate to be considered a waiver, speaks to past environmental issues of the land (like destruction of trees), no public hearing or notification to neighbors, and no idea what will be built on the site.

Chairman Haney confirms with Atty. McHugh that if in the future a structure was to be built, they would need to seek the proper approvals as per the Township requirements.

Atty. McHugh agrees and says they are not asking for blanket approval at the property, we are asking to operate the recycling operation as noted on this plan.

Member Leszczuk makes a motion to recommend approval for the waiver of land development application for 8 E M-Y Lane, TMP #13-0028-075-004, based on Jones Engineering Associates' letter dated September 17, 2026, Remington Vernick's letter dated July 27, 2026 and compliance with any requests made by the Township Fire Marshal.

Member Henderson seconds the motion.

All in favor 4-1, Striluk dissenting. Approved for Waiver of Land Development.

Item #2: McGill Fairless Hills Composting Facility, 1000 Tyburn Road, Morrisville, PA 19067 TMP #13-047-062; Zoned: FM; Equitable Owner: McGill Fairless Hills LLC. Amended Final Plan – Air pollution controls – construction of Biofilter 3, installation of an acid scrubber system and construction of biofilter enclosures with an exhaust stack

Michael Meginniss, Esquire, presents the application and states the subject property is a leasehold area of approximately 15.6 acres located in the FM district. McGill has operated an enclosed composting facility at this property. Our proposal relates to investments that McGill is making in their air pollution control infrastructure. Specifically, the proposal is the installation of a third biofilter, an acid scrubber, and enclosures over the two existing filters with a new exhaust stack. This evidences the continued investment that McGill is making in technology for this property to help provide added treatment capacity and control of treated air. These are all parts of the existing facility. This proposal does not materially change the existing operations, the traffic patterns or materials that are accepted at the property. We are not requesting any waivers as is noted Jones Engineering Associates' letter of September 17, 2026, with all items listed as a will comply.

David Allen, P.E., says the overall operation is not changing. There are 20 composting bays in a 125,000 sq. ft. building that will stay the same. There are two existing biofilters now. They want to increase capacity by installing another biofilter. The plans call for installing an 85' by 169' building for biofilter 1; biofilter 2 will have an 85' x 234' building. There is also an acid scrubber inside the building. To support the acid scrubber, they are installing a tank farm with containment. There is also a truck bay with containment with a canopy over that. They will also have a control room and another tank building next to the existing building. The buildings will be vented through a 115 ft. stack and that is based on air dispersion modeling we did for DEP. There is no change in traffic or site circulation with the exception of the truck bay. No change in employees or impervious areas. No stormwater changes, no E&S changes, no proposed changes in sanitary sewer, no proposed changes in lighting. Any comments from Jones Engineering Associates will be addressed.

Chairman Haney asks for clarification on where Tyburn Road is on the plan. He wants to ensure that any requests by the Fire Marshal are met like putting in a better stone gravel road so fire trucks do not get stuck in the mud and there is proper egress and access.

Atty. Meginniss states the applicant will commit to making those improvements.

Public Comment

Jennifer Metzger, a Falls Township resident, asks about the acid scrubber.

In response to questions from Board members, Mr. Allen, and Anthony Tartaligia explain how the scrubber works, how it is protected from spills, how it does have a double containment for spills by being in the building, and how rainwater does not get into the acid scrubber. This is an enhancement in the air management process.

Chairman Haney asks if the use is the same, why the change?

Kate Sullivan explains the biofilters are currently outdoors, which is why we want to cover them so they will not be subject to external weather conditions. They are also subject to impacts from ammonia (which is part of the composting process), so adding an acid scrubber upstream will allow us to protect the biofilters so that they can treat the air as they were intended to do. It is adding redundancy and keeping our biofilters healthy.

Member Everett makes a motion to recommend approval for Amended Final land development for McGill Composting Facility, 1000 Tyburn Road, TMP #13-047-062 based on the Jones Engineering Associates' letter dated September 17, 2026 and comply with any and all recommendations from the Fire Marshal.

Member Striluk seconds the motion.

All in favor 5-0. APPROVED FOR AMENDED FINAL

Item #3: Lower Bucks Home Builders LLC, Fallsington-Tullytown Road, Levittown, PA 19054 TMP #13-042-352 through #13-042-359; Zoned: NC; Owner: Lower Bucks Homebuilders LLC. Preliminary / Final – Consolidation of 8 existing lots into one proposed lot for construction of three contractor garages and associated site amenities

Michael Meginniss, Esquire, presents the application and states approximately 18 months ago, Lower Bucks Homebuilders was before this Board to consolidate 10 lots into one lot and to construct three contractor garages. They had received zoning approval prior to their appearance. The Board of Supervisor's approved their application. Those contractor garages are currently under construction.

This application is similar. The applicant wants to consolidate the 8 remaining lots along Fallsington-Tullytown road into one lot and build an additional three contractor garages. This project is not a self-storage operation. The garages are geared toward members of the community who are local tradesmen who may have an in-home operation and are looking for a place to expand their operation. There is no intention to allow office space or allow for parking. The contractor would access the site at the driveway, go to their garage, store their product or load their truck and leave the site.

The parcels contain 1.2 acres. The three contractor garages range from 4,880 sq. ft. to 5,625 sq. ft. There is a heavily vegetated buffer to the rear of the property. There is a vegetated area to the west of the parcels which is not being disturbed. We are requesting the same waivers as the previous land development project which was approved and is under construction. There is an underground stormwater management system. There will be no outside storage.

Ashwin Gubbi Kotte (Arna Engineering) says these lots are across from the ballpark (Falls Little League), with a driveway for one way in and one way out. There will be an underground retaining basin; they will meet the lighting requirements. He believes the project is appropriate for the area since the depths of the lots are small. Given a different use, there would be issues with parking. It also does not impact the public water and sewer since there will not be any improvements like that at this development.

Member Leszczuk asks the how the garages work – are they renting out space?

James McCafferty explains the garages are designed for a small contractor out on his own who is using his garage at home for his supplies and wants to get those supplies out of his house. This will give those types of contractors an area to store their trucks, trailers, equipment, tools, machinery, and inventory without it being in a residential area.

Chairman Haney asks if you are leasing each building to one tenant.

Mr. McCafferty says each building will be divided in half; the three buildings will be divided in half so that two contractors will be in each building.

Atty. Meginniss clarifies that no trailers will be outside of the building – everything will be inside.

Mr. McCafferty confirms all such equipment will be inside – no outside storage – that was a condition of the variance received. No overnight parking, no outside storage, no storage of hazardous materials.

Chairman Haney says his recommendation is that there is not the ability to park on these parcels when construction is finished. A lot of people park on the shoulder now for the ballpark.

Mr. McCafferty says they will look into different measures.

Member Henderson asks what percentage of the trees will be eliminated.

Atty. Meginniss says it is bit misleading. The property boundary appears to extend all the way back to Route 13. That tree line will be maintained because those trees are not within the boundaries of these parcels. The tree line to the west is also not on our property and will be maintained.

Chairman Haney recommends a possible crosswalk to the ball fields.

Mr. McCafferty says they can look into that. There is a bridge just to the west that might prevent a sidewalk.

Member Leszczuk says perhaps a curb to prevent people from parking on the side of the road for baseball games.

Mr. McCafferty says that the three garages currently being built – there is a line of trees along Fallsington-Tullytown Road instead of curbing.

Member Hartzell asks about the details of the interior of the garages (16 ft. high with clear span).

Brian Binney (Jones Engineering Associates) says they are asking for 92% of the woodlands. Fallsington-Tullytown Road is a state highway and any improvements requested would have to be authorized by PennDOT.

Member Striluk asks about the security at the property and the possibility of cars parking behind the garages.

Mr. McCafferty says there is no way to drive there. The rear of the garages will be the area that remains wooded which also has a steep grade.

Member Striluk asks about tenants subletting their space.

Mr. McCafferty says subletting will not be permitted and intends to put that in any lease.

Member Leszczuk asks if there will be surveillance at the property.

Mr. McCafferty says there will be cameras and lights.

Public Comment

Jennifer Metzger, a Falls Township resident, expresses concern about fire vehicles getting around in a fire (will comply with any Fire Marshal's recommendations), lighting (lighting will be down and in compliance with Twp. engineer's review), preventing people from living in garages (no water / sewer, just electricity), spills, parking of vehicles, and repairing of vehicles on the property.

Mr. McCafferty says it will be clear in the lease the use is strictly for storage.

Michelle Earhart, a Thornridge resident, expresses concerns about the drive aisle being wide enough, congestion of traffic in that area, and concern about people staying and working at the property.

Atty. Meginniss says the design was intentional. By not providing water and sewer to the garages, contractors have no bathroom facilities, so it discourages contractors from staying long at the property. Also, there is no outside parking allowed.

Wayne Bell, a Falls Township resident, asks about a fire suppression system (there is not one because there is no water).

Member Striluk asks about spills in the garages and how anyone could clean it up without water.

Member Henderson asks the applicant if you would have spill kits in each garage for spills.

Mr. McCafferty says yes, they would agree to that. He says it would make the most sense to have a conversation with each tenant as to their trade and what they will store in the garage.

Member Henderson makes a motion to recommend approval for Preliminary / Final land development for Lower Bucks Homebuilders LLC, Fallsington-Tullytown Road, Levittown, PA 19054, TMP 13-042-352 through 13-042-359, based on Jones Engineering Associates' review letter dated September 17, 2026, with waivers requested for Sections 191-B (preliminary / final together), 191-36.D (to not require curbing), 191-37.F (the 5ft. planting strip in the future right of way), 191-31.G and 191-61.A (regarding sidewalks), 191-52.1.B(4)(b)[2] (92% of woodlands to be disturbed), 191-62.B (no curbing), 191-78.C(2) (partial waiver for existing features), Remington Vernick's review letter dated September 18, 2026, and any recommendations required by the Fire Marshal.

Member Leszczuk says because of our discussion with curbing and sidewalks, I would not be willing to grant those two waivers.

Atty. Meginniss requests a deferral to work with Jones Engineering Associates to come up with a plan that is agreeable from a technical standpoint.

Chairman Haney agrees to this.

Member Leszczuk seconds the motion.

All in favor 5-0. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #4: Approval of Minutes

Minutes from August 25, 2026 were approved.

All in favor 5-0.

8:25 p.m. Meeting adjourned