Township of Falls

BUCKS COUNTY, PA

Shade Tree Commission Minutes

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

Council Members:

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

DATE: SEPTEMBER 10, 2026 **TIME: 7:00 PM E.S.T.**

ITEM #1: ROLL CALL

Shade Tree Commission members
Present: Jonathan Manderack, Jeannine Delwiche, Connor Schmiegel, and Max Williams
Absent: Jairus James, Erik Person, Rachael Boice

Members of the Public
Bob Wing (Falls), Jennifer Metzger (Falls), Wayne Bell (Falls), Kelly Kirkpatrick (Falls), plus others.

Meeting called to order: 7:00 pm

ITEM #3: PUBLIC COMMENT

No public comments were made.

ITEM #4: LOWER BUCKS HOMEBUILDERS - RESUBMISSION – PRELIMINARY/FINAL LAND DEVELOPMENT; FALLSINGTON-TULLYTOWN ROAD, LEVITTOWN, PA 19054; TMP #13-042-352 THRU 13-042-359

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). Max Williams made a motion to send a letter to the supervisors advising them to deny these waivers:

Section 191-37.F - This section requires a minimum five foot planting strip along the future right-of-way. A waiver is requested from providing a five foot planting strip along the future right-of-way. Given the space limitations for the site, the planting strip is not feasible. Street trees and lawn area will be maintained within the right-of-way between the road and proposed driveway.

Section 191-52.1B(4)(b)[2] - This section requires no more than 50% of woodlands not located in environmentally sensitive areas to be removed. A waiver is requested from this ordinance section. Given that almost the entire site is covered with woodlands, this results in limitations for areas of development. As a result, 92% of woodlands not located in environmentally sensitive areas is proposed to be removed.

Section 199-4.A. (1) – Tree Survey Plan – This section requires that every application for an earth disturbance permit, demolition permit, building permit, subdivision, land development or zoning change application shall include a tree survey plan. A waiver is requested from this ordinance section. Given that almost the entire site is covered with woodlands and 92% of wooded areas are proposed to be removed, the quantitative analysis will not yield any beneficial information for the project.

Section 199-4.B. (6)(a) – Replacement tree requirement – This section requires that every tree determined to be living and healthy, with a DBH six inches or greater and which is designated to be removed or which is destroyed be replaced with one or more shade trees of a type approved by the Township with a trunk diameter of not less than three inches in caliper. This section requires that the total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the tree removed. The applicant is requesting a waiver to permit the removal of trees with a DBH six inches or greater, without said trees being replaced by shade trees of three-inch caliper or greater.

Alternatively, if waivers are not denied, the letter also advises the Supervisors to Enforce the payment-in-lieu-of-trees ordinance. Connor seconded. Motion carried (4 ayes, 0 nays).

ITEM #5: FLAGSHIP PENNSYLVANIA OPCO, LLC – REVISED - CONDITIONAL USE - 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. No existing trees were affected by the property, so no concerns were expressed.

ITEM #6: APPROVAL OF MINUTES

Motioned by Connor and seconded by Jeannine, the July and August minutes were approved (4

ayes, 0 nays).

ITEM #7: OLD/NEW BUSINESS

Jeannine made a motion to move the tree tender certification topic from the Environmental Advisory Council meeting agenda to the Shade Tree Commission agenda. Connor seconded. Motion carried (4 ayes, 0 nays). The Commission discussed the requirement to have two more tree leaders with courses approaching. Connor volunteered to get more information for the Commission, such as whether other dates will be available for leader training.

Jeannine made a new business proposition for the Shade Tree Commission to consider activities for Arbor Day next year, April 30, 2027, which is around the Earth Day event that we table at.

Additionally, Jeannine discussed the idea of the Commission recognizing Heritage Trees within town. Connor shared that the County used to have a program for residents to submit their trees. All present members were interested in this effort.

ADJOURNMENT: 7:26 pm