

Falls EAC Meeting March 14, 2024

Attendance

EAC members

Present: Jeannine Delwiche, Jairus James, Jonathan Manderack, Wes Plaisted, Suzanne Sabo

Absent: Erik Person

Others present: Ed Pullen

Meeting Called to order: 6:29 pm

ITEM #1: PLAN REVIEWS

- NP Falls Township Industrial, LLC, at Keystone Trade Center Lot 20
 - Requested variances include:
 - Waiving preservation of 85% of areas with steep slopes greater than 25%. The existing swale contains man-man steep slopes which will be regraded for the construction of warehouse building #20 for the driveway and utility connections.
 - Waiving installation of sidewalk along the project street frontage as there are no existing sidewalks to connect to on either side of the property.
 - No concerns were expressed
- Sunbelt Forest Products at 400 Rock Run Road, Fairless Hills
 - Requested variances include:
 - Requiring Sidewalks since the existing frontage along the street does not provide adequate room for sidewalks and associated site grading.
 - Requiring 15 feet between parking curblines and building since 0 feet is proposed where the existing parking adjoins the proposed building addition (existing nonconformance).
 - Permitting a maximum of 20 parking spaces between landscape islands. 54 parking spaces are proposed without a landscape island since these parking spaces are located in an existing paved area.
 - Parking areas tree requirement since there are existing trees located along the existing paved area that is proposed to be striped for parking, largely meeting this requirement
 - Required lighting, since current lighting is mounted on the existing structures, which provides lighting for the operations of the facility. The proposed structures will include lighting consistent with the existing structures, provided on structure plans.
 - No concerns were expressed

ITEM #2: REORGANIZATION

- Council agreed to postpone (5 yea, 0 nay)

ITEM #3: FALLS TOWNSHIP RESIDENT CONCERNS

- None

ITEM #4: LOCAL EAC ACTIVITIES UPDATE

- Middletown:
 - Bird Towns, March 19, 6:30 PM - 7:30 PM: Bird Town PA is an all-volunteer organization that provides a network and resources for municipal leaders and residents to create healthier and ecological spaces where birds can thrive. Everyone can become an effective steward by creating a more sustainable habitat for wildlife and humans alike. Our speakers are Barbara Beck, Richland Township's Bird Town Leader and Heidi Shiver, President of Bird Town PA and Doylestown Township's EAC Vice Chair. Pre-Registration is required at <http://www.middletownbucks.org/recdesk>
- Morrisville:
 - Morrisville EAC Facebook page was alerted about extensive dumping on Falls Twp. property off Trenton Ave behind the Auto Zone. People were offering to help clean it up, although it may be more than a group of volunteers can handle.

ITEM #5: EARTH DAY 2024

- Earth Day 2024 is on April 22
- Bucks County Audubon Society: April 13, 10am-3pm
- Core Creek Park: April 27, 11am-2pm
 - Erik submitted application for table at Core Creek Park
 - Sherwood Seeds will donate plants again; Suzi will pick up and bring to event
 - Jonathan will follow-up with Fairless Hills Garden Center with donation request in person and pick up and bring to the event – he will let Jeannine know if he cannot make contact over the weekend
 - Jeannine will bring good scissors to separate plants, pop-up tent, 2 chairs, and banner
 - Other members of EAC will bring their own chairs
 - Jairus will bring Bird Town brochures about native plants
 - Wes will bring print out of insect repellent plants

ITEM #6: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2025:
 - Bat Box and Bat Fun Facts. Jon will draft something with Jairus
- For Fall/Winter 2025:
 - None at this time

ITEM #7: APPROVAL OF MINUTES

- February 8, 2024 minutes were approved (5 yea, 0 nay)

ITEM #8: OLD/NEW BUSINESSOld Business

- Bird Town PA
 - Jairus/Jon will work with Bird Town organizers to correct description of Bird Town on Falls Township website and work on suggested new Bird Town resolution

New Business

- Rich would like to know if we are meeting during summer. Jeannine will contact him and let him know we plan to meet over the summer.

- Jeannine will check on Pennsbury Graduation for potential conflict (post-meeting determination that there is no conflict)
- Jeannine will check w Erik re 6:30pm time

Next meeting: Thursday, April 11, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:07 pm