

Falls EAC Meeting July 11, 2024

Attendance

EAC members

Present: Jonathan Manderack, Erik Person, Jeannine Delwiche, Jairus James, Wes Plaisted

Absent: Suzanne Sabo

Others present: John Weiss

Meeting Called to order: 6:34 pm

ITEM #1: PLAN REVIEWS

- 980 Trenton Road, Fairless Hills. Proposed building addition to Cosmos
 - Revised plan now shows 8 proposed street trees (instead of the required 13))
 - Plan shown at meeting showed 4 trees
 - Supervisor Mullen asked questions about this.
 - In 2007, a neighbor/owner wanted clear line of sight into the parking lot
 - Supervisors approved the plan and the variances
- M-Y Lane, Morrisville, PA. Proposed construction of a 20,000 sq. ft warehouse for a phased bio-char manufacturing site – revised 2nd submission
 - Zoning variance received April 2023 regarding impervious surface coverage
 - Revised per Fire Marshall concern
 - Requested waivers to allow
 - 81.34% removal of existing trees instead of the allowable 50%
 - 81.34% disturbance of woodlands instead of the allowable 50%
 - Not requiring the planting of 772 caliper inches of replacement trees
 - Not requiring street trees along Route 13 or Route 1
 - Council decided to send another letter of recommendation to the supervisors (5 yea, 0 nay)

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- None

ITEM #3: ECO MATERIALS PRESENTATION

- Eco Materials gave an in-depth presentation of their business and the requested waivers that would be needed.

ITEM #4: LOCAL EAC ACTIVITIES UPDATE

- No available updates for Langhorne, Morrisville, Middletown, Lower Makefield Township

ITEM #5: EARTH DAY 2025

- No updates at this time

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:
 - The impact of nighttime lights on migrating birds

ITEM #7: APPROVAL OF MINUTES

- June 13, 2024 minutes were approved (4 yea, 0 nay, 1 abstain)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Ordinance To Amend Chapter 199 “Tree Protection Services”
 - Was passed by the Supervisors at June meeting

New Business

- None

Next meeting: Thursday, August 8, 6:30 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 7:55 pm