

**TOWNSHIP OF FALLS  
PLANNING COMMISSION AGENDA  
JUNE 24, 2025**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, III, Chairman  
Colin Henderson, Vice Chairman  
Jesse O'Brien, Secretary  
Daniel Everett, Member  
Mary Leszczuk, Member  
Paul Hartzell, Alternate Member  
David Coyne, Alternate Member

**Place:** Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047

---

- Item #1:**      **Falcon Field Athletic Improvements --** Pennsbury High School  
608 S Olds Blvd /705 Hood Blvd / 75 Unity Drive  
TMP # 13-015-175 / 13-015-175-001 / 13-018-003 / 13-018-003-001 / 13-018-003-003 / 13-018-003-005 / 13-018-003-007 / 13-018-022 / 13-018-025  
***Amended Final Plan*** -- Construction of 4 field lights at practice soccer field which were not included in the Final Plan approved by Res. 2023-13
- Item #2:**      **PGE Rentals**, 95 Lower Morrisville Road, Fallsington, PA 19054  
TMP #13-032-090; Zoned: PIP; Owner: PGE Rentals c/o Russ Protas  
***Preliminary / Final Land Development*** – parking lot expansion and stormwater management systems and associated improvements
- Item #3:**      **Keystone Trade Center – Building 20**  
TMP #13-051-001-005; Zoned: MPM; Owner: NP Keystone Building 20 LLC  
Minor Subdivision – subdivide the existing parcel into two parcels
- Item #2:**      **Minutes from May 27, 2025**