

Falls EAC Meeting Aug 14, 2025

Attendance

EAC members

Present: Jonathan Manderack, Jairus James, Jeannine Delwiche, Rachael Boice, Connor Schmiegel

Absent: Erik Person, Suzanne Sabo

Others present: Ed Pullen

Meeting Called to order: 7:00 pm

ITEM #1: PLAN REVIEWS

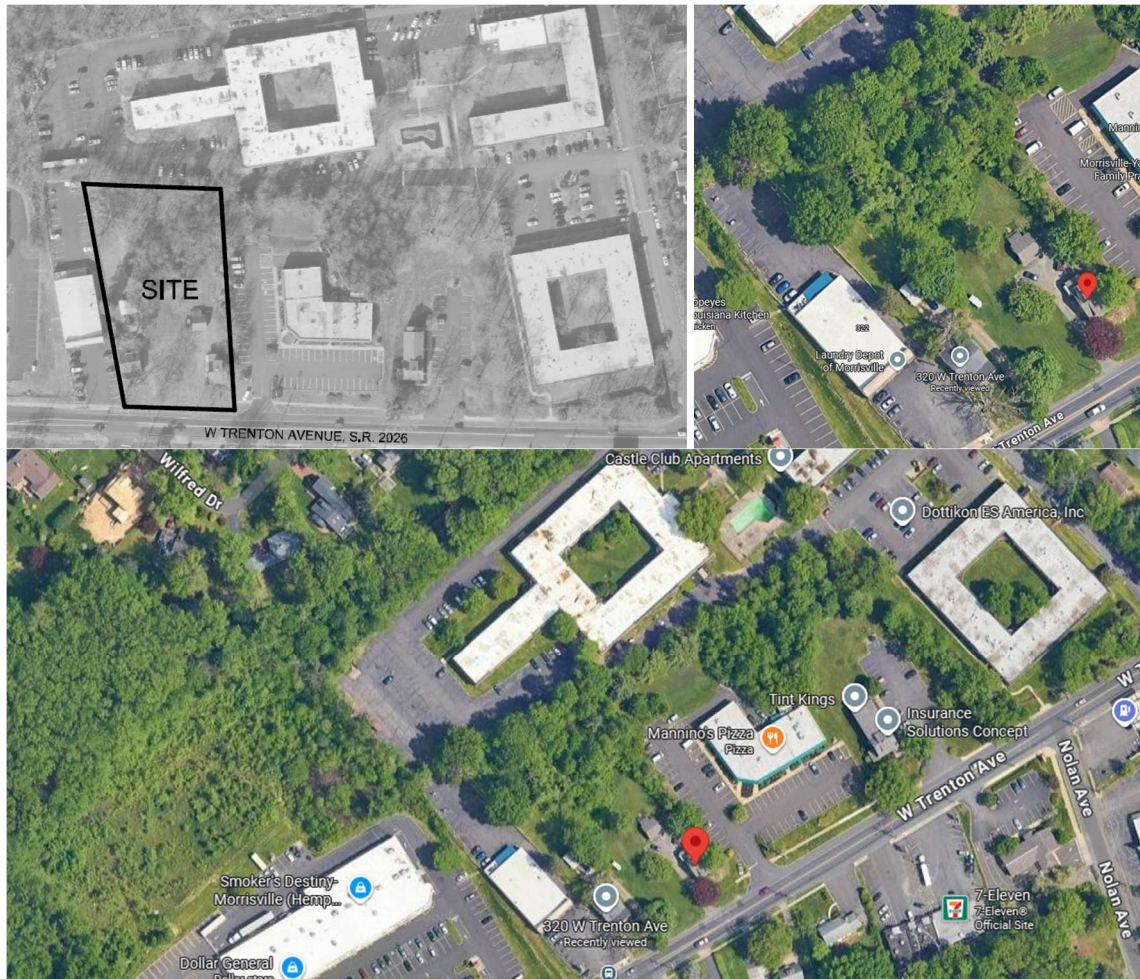
PGE Rentals at 95 Lower Morrisville Rd, Fallsington: Resubmission of preliminary and final land development submission for parking lot expansion, stormwater management system, and other associated improvements. Zoning previously granted waivers to allow for increases in amount of impervious surface.



- Requested waivers include:
 - Waiver from providing on tree of 1.5" caliper per minimum for every 6 parking spaces in single rows and 1 tree of 1.5" caliper minimum for every 12 parking spaces in double-loaded rows of parking spaces
 - Waiver from requiring street trees to be planted along the sides of all streets where suitable street trees do not exist
 - Waiver to allow more than 20% disturbance of woodlands in environmentally sensitive areas

The Council recommends against these waivers, especially the disturbance of environmentally sensitive areas. The Council also recommends ensuring that a buffer be established between the parking lot and the school. [Motion to send letter with these suggestions made by JD; seconded by RB. Motion approved (5 ayes, 0 nays, 0 abstentions)]

316-320 W Trenton Ave, Morrisville, PA (Laundry Properties): resubmission of preliminary and final land development submission for the removal of the 4 existing buildings, renovate the existing building and construct two retail/residential buildings and self-storage facility with associated parking.



- Requested waivers include:
 - Waiver to allow woodlands disturbance of 71.2% instead of the allowable 50%
 - Waiver to allow 26 replacement trees instead of the required 258

The Council recommends against these waivers, especially the vast reduction of trees without offsetting loss. Rather waiving 227 trees, the Council recommends collecting fees in lieu of tree replanting and offsetting the loss of trees at this location with replanting at another more appropriate location. The Council would also recommend ensuring a buffer be retained between the new buildings/modifications and the neighboring residences. [Motion to send letter with these suggestions made by JD; seconded by CS. Motion approved (5 ayes, 0 nays, 0 abstentions)]

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- None

ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- No updates for Bristol Township, Bristol Borough, Langhorne Borough, Lower Makefield Township, Middletown Township, Morrisville Borough, Newtown Township, or Yardley Borough
- Upper Makefield
 - Continues to become more active

ITEM #4: EARTH DAY 2026

- No updates

ITEM #5: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2026:
 - Firefly support: <https://www.chasingbugs.com/how-to-help-fireflies/>; Jeannine will send this suggestion to Terri
- For Fall/Winter 2026:
 - Ideas? Protecting storm drains? Proper disposal of old oil?

ITEM #6: APPROVAL OF MINUTES (Motioned: JD; Seconded: CS)

- July 10, 2025 minutes were approved (5 yea, 0 nay, 0 abstain)

ITEM #7: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - One installed at Fallsington Memorial Park, working with Oxford Elementary Principal to install there

New Business

- The Council decided it would like T shirts instead of Black Polo Shirts. Jeannine will finalize with Rose.
- Data Center ordinance
 - Penn Future has distributed a model ordinance for data centers, available at the following link: <https://www.pennfuture.org/Files/Admin/Model-Data-Center-Ordinance%281%29.pdf>
 - After much discussion, the Council voted to send the model ordinance to the Supervisors with the suggestion that a joint committee be formed with members from the EAC, Planning, and Zoning to refine an ordinance specific to Falls Township [Motioned by CS; seconded by JM. Motion approved (5 ayes, 0 nay, 0 abstain)]
- Purple martin house will be established by this fall by Lake Caroline with the Council working with the DCNR
- Bucks County Parks has launched a Volunteer Alliance, with more information located at the following link: <https://www.buckscounty.gov/2180/Bucks-County-Parks-Volunteer-Alliance>
- In one Falls neighborhood, squirrels have been nesting in cars and causing substantial damage. With multiple claims in one area, insurance rates could be impacted.

Next meeting: Thursday, September 11, 7 pm at 450 Lincoln Highway (the Social Security Building)

ADJOURNMENT: 8:06 pm