

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JULY 22, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:44 p.m..

Members present: John J. Haney, III, Colin Henderson, Jesse O'Brien, Daniel Everett, Paul Hartzell (alt),

Members absent: Mary Leszczuk

Also Present Representing:

Falcon Field – Pennsbury School District: Sean Duffy, Esquire (Obermayer, Rebmann), Dr. Thomas Smith (Superintendent Pennsbury School District), Terry DeGroot, P.E. (Terraform Engineering), Mike Strohecker (KCBA Architects), David Horner, P.E., PTOE (Horner & Canter – traffic engineer)

For the Township: Joseph G. Jones, P.E. (Jones Engineering Associates), Greg Heleniak, Esquire (Clarke Gallagher Barbiero Amuso & Glassman Law) and Diane Beri (Recording Secretary)

Item #1: Pennsbury High School Redevelopment -- 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. Preliminary / Final – construct new high school – demolish the existing East and West High School, Village Park Elementary School and the M.O.S.T. Program building. Construct a bus facility and administration office. Construct new driveways, parking lots and athletic fields. Project will be phased to construct the new high school while the existing schools are in operation.

Sean Duffy, Esquire, presents the application and states the applicant was before the Planning Commission in January 2025 with a Sketch Plan. The applicant has submitted a preliminary / final land development application since that time. We have received the Township Engineer's June 17, 2025 review letter and have been coordinating closely with him and are addressing the technical comments. The current plan remains substantially the same as the Sketch Plan. No zoning issues have been identified. We have identified some waivers related to the plan and a waiver letter will be forthcoming. Additionally, a traffic impact study has been completed and submitted to the Township. The study confirmed the adequacy of the proposed access points and redistribution of traffic. We are also pleased to report that a sewage planning module exemption has been issued by DEP and a pre-application meeting has been scheduled with the County Conservation District for terms of modification of the existing NPDES permit.

For tonight's purposes, we are not requesting a recommendation from the Board. We are trying to show you the progress we have made thus far since our Sketch Plan submission. We are seeking any comments the Planning Commission may have regarding the preliminary plan.

Dr. Thomas Smith thanks the Board for the opportunity to present. We recognize the size of this project and the impact it has on the community. It is very important for us to dot every i and cross every t. Our goal was not to inundate you with information, but really to structure the planning out over a few months so you can get all of your questions answered.

Terry DeGroot, P.E., states he is the engineer on the project. He shows and explains the existing condition plans with the East and West campuses, stadium and the turf field under construction. The plans also show Village Park Elementary School. He states the new high school will go on the lower left corner of the plan where the open fields and stone parking currently are located. There are multiple driveways going into the site – two driveways from Hood Blvd going toward the East campus, one driveway from the stoned parking lot at Queen Anne and Hood Blvds., two driveways off of Queen Anne Blvd. going towards the West campus, and six or seven driveways along S. Olds Blvd. These are all currently at the site in its existing condition.

Mr. DeGroot then shows the proposed plan. The new high school will be built while the existing schools are in operation. This will be a phased project. We build the new high school, get that ready for occupancy, move the students in, and then demolish the other buildings. The new high school is at the corner of Queen Anne and Hood Blvds. We limited the number of driveways on S. Olds Blvd. to two driveways – one is an exit only driveway, the other an entrance driveway. The driveway on Queen Anne Blvd. is exclusively for bus loading and unloading; bus loading will be completely separate from car parking and parent pick up and drop off. Car pick up and drop off will enter from S. Olds Blvd., come to the front of the high school for drop off, and then exit out through S. Olds Blvd. There is also an interconnection between that

parking lot and the Hood Blvd. entrance. The existing driveway that goes passed East campus and Village Park Elementary School will remain. We are adding a new road north of the stadium to provide full interconnectivity across the campus. We will also have additional parking to the east of the new school. All the buses will be consolidated in one area and will also have maintenance facilities associated with the buses. We have increased the number of parking spaces on the site to better accommodate large events. The bus loading area serves as a double function and can be used for car parking after school.

Mr. DeGroot continues and explains the grading plan. There are several (four) detention ponds on the property. In addition to those above ground basins, we will have several underground basins as well (six) and based on the comments from the Township Engineer we will be adding two more underground basins to comply with the stormwater management ordinance. This will be a big improvement to stormwater coming off the site. Currently, there are very minimal stormwater management controls at the property.

Mr. DeGroot explains the utilities plan. They have the approval from DEP for the sewer. We have to finish coordinating with the water and sewer authorities for the details for those services as well as power and gas companies.

Mr. DeGroot says they will be requesting some waivers which will be detailed in our waiver letter when we resubmit the plans.

Chairman Haney says he is glad you are not requesting a recommendation tonight as quite a bit of things are missing that were requested by the Township Engineer. I cannot give an educated opinion on the project without seeing the changes and the missing documents.

Mr. DeGroot says he understands and states we are here to give an update on the progress of the project. One thing I forgot to mention is that we are maintaining pedestrian access from all the adjoining neighborhoods.

Mike Strohecker, KCBA Architects, runs through the building elevations which will be submitted with the next submission indicating that we are under the 50 ft. height maximum which the ordinance limits us to. The main entrance faces S. Olds Blvd. He shows the elevations for the classroom wings, the auditorium, gymnasium and locker rooms, and cafeteria. He shows the floor plan and further explains there is a courtyard in the center to allow light into all the classrooms. Second and third floors are mostly classrooms.

David Horner, Horner & Canter, said he prepared the traffic impact study which was just submitted recently so the Township Engineer has not had an opportunity to review it. The consolidation of the access driveways from 13 to about 6 or 7, is an improvement. Because the enrollment is not any different, the faculty and staff are not any different, the bus traffic is not any different, the plan is just reconfiguration and consolidation of the onsite configuration. The impact of this traffic-wise on those external intersections is basically no change to the conditions that there are now. With that said, there are no changes to the driveways and how they are being used. They are working with PennDot on the driveways and signalization of certain driveways. The next time we are before this Board we will provide an update on PennDot's recommendations.

Chairman Haney asks that you work with the Fire Marshal on his comments with regard to his accesses due to the driveway changes. The fire departments need access not for public use but for emergency access within the site.

Member Hartzell asks for clarification on the driveways and their access (left only in).

Mr. Horner says the one signalized driveway will remain. His study did not indicate the need for any other signalization or any access onto S. Olds Blvd. or to Queen Anne Blvd.

Chairman Haney asks for further clarification on where pedestrians will be walking, where the buses are coming in, and where the cars are located as well as provide phasing for the next time you come before this Board.

Mr. Horner agrees.

Chairman Haney also requests that you provide phasing of the project in terms of construction. His concern is that the school will remain in session at the existing property. An idea of how the project will work in terms of construction vehicles with the students and staff on the site would be helpful. Also before you come back before us, please have a

conversation with Bristol Township. I understand a conversation may have happened a while back, but not recently. We'd like their Planning Commission to be involved as well.

Atty. Duffy says yes, we are preparing a submission to Bristol Township.

Public Comment

Joanne Metzger, Falls Township resident on Hood Boulevard, expresses concern about the dump trucks on Hood Blvd, no water truck, dirt everywhere, the amount of dump trucks needed, disputes the traffic engineer's methods of calculations, concerns about mosquitos in the above ground detention basins, wants access to the documents made public, expresses concern the buses will be fixed at the property, expresses concern about the height of the building being 70 ft.

Joseph Jones, P.E., Twp. Engineer, states with regard to the height of the building, the plans show they are going from ground level to the top at 50 ft. height. There is some equipment on top of that, and our ordinance allows for a listing of equipment. We are going to defer that zoning decision to Township Solicitor's office and Township zoning officer to make sure the things on that building follow the list that is given in the zoning ordinance.

Ms. Metzger continues to question the plans, particularly with regard to the stilts.

Chairman Haney states this review tonight is similar to a sketch plan – we are not making any recommendations. They need to resubmit plans based on the Township Engineer's letter and the other design professional with any of their comments. It is information we will get and will be able to review it and talk about it.

Ms. Metzger asks about the phasing of the project regarding impervious coverage and her concern about the amount of doors.

Atty. Duffy states in addressing the comments which were just made, for tonight's purposes, this is a high level overview of the plan. A submission will be forthcoming with a lot of these comments addressed.

Wayne Bell, Falls Township, expresses concern about the noise trucks make, no environmental safety concerns are in place for the students (sports over scholastics), expresses concern about the 70 ft. high lights at the stadium, says he is an engineer by trade, has a masters degree and worked in the pharmaceutical industry, expresses concern about natural disasters (like a flood), airplane crashing into the building, or a bomb, an expresses concern the building is too big.

Robert Abrams, lives in Lower Makefield Township but is within the Pennsbury School District, expresses concern about the 70 ft. high stadium lights and provides a demonstration, states he has 45 years in the environmental field, expresses concern about the pool and water, claims the numbers they are putting out are fraudulent, expresses concern about the drop off of the buses and access to the building by the students, water concerns on the current site, expresses concern about methane gas under the new building due to the organics in the soil, amount of trucks being fill into the site, no rehab plan to extend West was never provided, states Act 34 requires the district to have a rehab plan for the existing structures, and asks about the plans being made available to the general public.

Atty. Heleniak (Twp Solicitor) states a records request needs to be submitted to the Township.

Mr. Abrams continues he believes there is a creek or a stream under the property.

No more public comment.

No recommendation made.

Item #2: Approval of minutes

Minutes of June 24, 2025 were approved.

All in favor 4-1, Haney abstained.

7:44 p.m. Meeting adjourned.

