

Falls EAC Meeting November 13, 2025

Attendance

EAC members

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

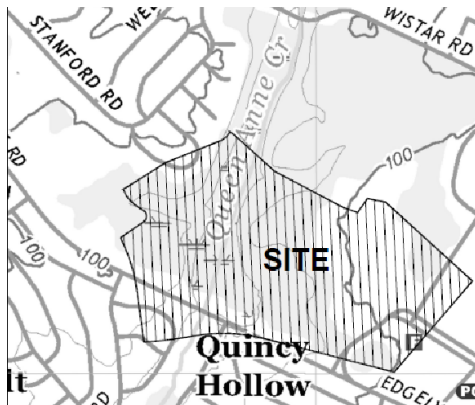
Absent: Suzanne Sabo

Others present: Ed Pullen, Sarah Kirk, Amy Fox

Meeting Called to order: 7:03 pm

ITEM #1: PLAN REVIEWS

Pennsbury High School Redevelopment 2nd resubmission.



Requested waivers include the following of interest:

- A waiver from SALDO §191-37(G)(1) which requires a maximum of 20 parking spaces in a row before an island is required. As an alternative to the islands at 20 parking space intervals, we are proposing 10 feet and 20 feet wide islands between each double loaded parking aisle. This provides more green space in the parking lot than the island requirement and allows trees to be distributed more regularly through the parking lot. The end caps on the parking isles are painted gore stripes. This layout facilitates snow plowing efforts. A waiver is requested to accept the parking lot island layout as depicted on the land development plans.
- A waiver from SALDO §191-37(G)(3) which gives the Supervisors the option to require ten-foot-wide islands between double-loaded rows of parking with a sidewalk, shade trees, and lighting. A partial waiver is requested as there are no islands in the bus maintenance or bus loading areas to allow for better bus access and parking in this location only. We are providing the ten-foot-wide island between rows of parking and lighting in the islands. Sidewalk is limited to ADA parking access sidewalk and a perpendicular access crossing the islands to provide a path for pedestrians to access the building. Landscaping is provided in most of the islands with the exception of the island closest to the building. Shade trees in these islands has been omitted to provide an unobscured view of the drop-off lane. A waiver is requested to accept the plan as submitted relative to parking lot island, sidewalks, lighting and shade trees.
- (NEW) A waiver from SALDO §191-48(D) which requires that trees be no closer than 30 feet from the intersection of the street right-of-way, including the drip line. We are requesting a

partial waiver to allow the drip line to be within the clear site triangle. A note has been added to the plan indicating that the area within the clear site triangle must be kept clear to an elevation of 10 feet. This waiver will allow existing trees to be preserved and buffer trees to be planted.

The Council has no major concerns at this time.

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- Sarah Kirk and Amy Fox expressed concerns around the current and future data centers in Falls Township

ITEM #3: LOCAL EAC ACTIVITIES UPDATE

- No updates for Bristol Borough, Langhorne Borough, or Yardley Borough
- Bristol Township
 - Facebook remains active
- Lower Makefield Township
 - Held their Styrofoam+ recycling event on Nov 1, 10am-noon
 - They are considering a Heritage Tree ordinance as well as a single use plastics ban
- Middletown Township
 - Holding a tire recycling event for residents on December 6
 - 30 people attended their *Net Zero Living* seminar
 - In September, they were discussing where to place their Fall plantings
- Morrisville Borough
 - Morrisville Riverfront Preserve restoration volunteer events continue on 9-11am Saturdays (Oct 11, Oct 18, Nov 1, Nov 15, Nov 22)
- Newtown Township
 - They remain moderately active on Facebook
 - They installed a nest box at Silver Lake Park in anticipation of the Spring arrival of the Prothonotary Warbler on Nov 10
- Upper Makefield Township
 - Continue to work on the Bucks Beautiful program – they received a grant to plant 5000 daffodils
 - They requested 225 trees & shrubs in tubes with planting stakes for Community Day

ITEM #4: EARTH DAY 2025

- None at this time

ITEM #5: IDEAS FOR NEWSLETTERS

- For Fall/Winter 2026:
 - Ideas? Protecting storm drains? Proper disposal of old oil?
- For Spring/Summer 2027:
 - ideas?

ITEM #6: APPROVAL OF MINUTES

- October 9, 2025 minutes were approved (Motioned: Jon; Seconded: Jeannine; 4 yea, 0 nay, 2 abstain)

ITEM #7: OLD/NEW BUSINESS

Old Business

- Bird Town signs
 - One was place at Fallsington Memorial Park; the last will be placed near Oxford Valley Elementary – it has been delivered to the principal. Jon will reach out to him.
- Leaf collection days: Oct 25, Nov 8, Nov 22
- The EAC t-shirts were distributed to the council members
 - 1 XL (for Erik) was missing – Jeannine will investigate

New Business

- Motion passed to reach out to the Supervisors and check in on idea to draft an ordinance for data centers and to suggest holding a community information session (Motioned: Connor; seconded: Jon; 6 ayes, 0 nays, 0 abstains)
- Determine if there are minimum attendance requirements for remaining on the council (Jeannine will check)

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

ADJOURNMENT: (Motioned: Jeannine; seconded Rachael; 6 ayes, 0 nays, 0 abstains) 8:07 pm