

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
NOVEMBER 25, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:33 p.m..

Members present: John J. Haney, III, Colin Henderson, Daniel Everett, Mary Leszczuk, David Coyne (Alt)

Members absent: Jesse O'Brien,

Also Present Representing: MYNB, LLC – Brian Gasda, P.E. (Lehigh Engineering), Vijay Patel (Dunkin')

Pennsbury School District – Kellie McGowan, Esq. (Obermayer, Rebmann), Terry DeGroot, P.E. (Terraform Engineering), David Horner, P.E. (project traffic engineer), Dr. Thomas Smith (Superintendent of Pennsbury)

For the Township: Brian Binney, (Jones Engineering Associates), Diane Beri (Recording Secretary)

Item #1: MYNB, LLC, 301 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-074-001; Zoned: NC; Owner: MYNB, LLC. Conditional Use – change the existing bank with drive through use to a restaurant with drive through use (Dunkin' Donuts)

Brian Gasda, P.E., presents the application and states there are no changes proposed to the site itself with exception of signage and interior renovations. The primary use of Dunkin' is the drive through use as more of their business is the drive through rather than walk-ins. There will be limited seating which will coincide with how much parking is available. We believe this use is in line with the requirements for a conditional use in that The proposed change is consistent with the spirit, purpose and intent of the zoning, use will not substantially injure or detract from the use of the neighboring properties, the parking lighting will remain, the building lights and lights for the signage are all in keeping with the neighborhood. We will reach out to PennDOT for the Highway Occupancy Permits (HOP) required for the change in the use of the driveways.

Chairman Haney asks if the Dunkin' down the street will be moving here.

Vijay Patel, owner of the Dunkin', says yes.

Member Everett makes a motion to recommend Conditional Use approval for 301 W. Trenton Avenue, Morrisville, PA 19067, TMP #13-035-074-001.

Member Henderson seconds the motion.

All in favor 5-0. Motion carries.

Item #2: 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.

Kellie McGowan, Esquire, presents the application and states this project has been in front of this Board multiple times, including a sketch and with progress reports since the sketch plan. We are requesting Preliminary and Final Land Development recommendations. We have the Jones Engineering Associates review letter, the BCPC review letter, the Remington Vernick review letter and a waiver letter. The recommendations are all positive. Since our last time before this Board, there are very few changes that have changed the

geometry of the plan, the access points and those items. One thing we do what to inform the Board is regarding Hood Blvd. The primary change we made there is at the bus depot parking lot. The driveway next to the bus depot parking lot and in between the existing driveway – there was previous a driveway for buses only leading into the bus parking lot. That driveway point has been eliminated because there is an emergency access point added to that location on Hood Blvd. This will be an emergency access only. It will not be accessible to the public or to the district. This was a specific request of the Township fire marshal. It does lead directly to the rear driveway that accesses the rear portion of the high school building. In order to accommodate the emergency access driveway, we had to change the access points on Hood Blvd.

Chairman Haney asks if this will be where the hydrants are on the street.

Atty. McGowan says that is correct. We have coordinated with the Township fire marshal with all the fire hydrants. That is the primary change. We previously advised of our submission to PennDOT for the access point on Hood Blvd. All of the other driveways are Township access points – they have not changed. Our landscaping (shows a rendered plan) showing buffering, tree replacement. We eliminated the waiver for the tree survey and we have completed that tree survey. As a result of completing the tree survey, we were able to tightened up our landscaping plan. We changed the location of some of those pathways to avoid some tree disturbance.

Atty. McGowan says the high school building remains as we had originally proposed on Sketch Plan. The footprint is just under 300,000 sq. ft. Parking remains compliant. The waivers we will note for the Planning Commission all deal with parking lot configuration as it relates to some of those plantings and some of those islands.

October 31, 2025 waiver letter prepared by Terry Groot, P.E. has 7 waiver requests:

Section 19.18.1 --To allow the concurrent preliminary and final land development approval

Section 191-48.D – To allow grading within 5 ft of the property lines

Section 191-37.G(1) -- To allow 10 and 20 ft wide islands -- the waiver requests only relates to the bus maintenances area.

Section 137.G(3) - To allow horizontal instead of vertical resulting in more planting islands

Section 191-44.D – all grading shall be a minimum of 5 ft from property lines

Section 191-48.D – To allow trees closer than 30 ft. from intersection

Section 187-13(c)(4) -- technical requirement (minimum freeboard requirement of 1 ft. in all inlets)

Chairman Haney asks the Township Engineer, Joseph Jones, if he has any concerns with any of the waivers presented.

Mr. Jones replies no. Typically, when they grade within 5 ft. of the property line, we would ask at a minimum for a temporary construction easement, but in this case, we would manage that under construction. There are fences that surround most of these properties, so it will be pretty hard to disturb private property even though they might be within that 5 ft. buffer.

Public Comment

Jennifer Metzger, Falls Township, asks about the plans for the water drains off of Hood Boulevard (existing pipe will remain), the old prom route which is now a waterway will that be moved (Mr. DeGroot explains the

underground and above ground basin design); the bus turn-ins (Mr. DeGroot explains this is the same plan as the Sketch Plan – buses delivery students have their own entrance, buses going into the yard enter from a signalized intersection at Hood Blvd – discussion occurs regarding the entrances and fire emergency entrance and fire hydrants); whether Bristol Township residents affected been notified yet (Mr. DeGroot said they submitted to Bristol Township and have not received comments yet); standing water problem (Mr. DeGroot explains how the basins will drain); Lake Caroline as an overflow for water drainage (Mr. DeGroot says the redevelopment is making a significant reduction in stormwater coming off the site).

No further public comment.

Chairman Haney says regarding Bristol Township and any comments from them, it is hard for me to recommend preliminary and final without any response from Bristol Township. Although Bristol Township comprises a small piece to this project, he would like to have their comments before recommending preliminary and final approval. He thanks the public for the comments throughout this journey.

Member Henderson makes a motion for Preliminary land development approval for 608 S. Olds Blvd, 705 Hood Blvd, and 75 Unity Drive, with waivers requested by the applicant for Sections 191-37.G(1), 191-37.G(3), 191-44.D, 191-48.D, 187-13.C(4), based on Jones Engineering Associates review letter dated November 19, 2025, the Fire Marshal's response, the Bucks County Planning Commission letter dated October 8, 2025, and Remington Vernick's review letter dated September 19, 2025.

Member Leszczuk seconds the motion.

All in favor 5-0. Motion carries. Approved for Preliminary Land Development only.

Item #3: Minutes

Minutes from October 28, 2025 were approved.

All in favor 5-0.

7:33 Meeting adjourned