



**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JANUARY 27, 2026**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:33 p.m..

Members present: John J. Haney, III, Daniel Everett, Mary Leszczuk, Jesse O'Brien

Members absent: Colin Henderson

Also Present Representing: 78 E Cabot Blvd Holding, LLC – Chelsea Crocker Jackman, Esq (Begley, Carlin)

Rise Up Towers, LLC – Michael P. Malloy, Esq. (Obermayer, Rebmann)

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

REORGANIZATION OF THE BOARD

Chairman:	John Haney
Vice Chairman:	Mary Leszczuk
Secretary:	Jesse O'Brien
Assistant Secretary:	Daniel Everett
Date and Time:	4 th Tuesday of each month at 7:00 p.m.

Item #1: 78 E Cabot Blvd Holding, LLC, 78 Cabot Blvd E, Langhorne, PA 19047; TMP #13-003-008-008; Zoned: PIP; Owner 78 E Cabot Blvd Holding LLC. Conditional Use – Property to be used for the storage of trucks and trailers, which will be an additional primary use to the repair shop.

Chelsea Crocker Jackman, Esquire, presents the application and states the parcel is 6.8 acres, which is along the industrial corridor where it backs up to the rail line in the rear. The entire property is screened by trees. We are seeking Conditional Use approval. The business is Umbrella Auto Transport, which is a truck repair operation; it is zoned for that use. However, there is a component to the business that is long haul trucking, and they do cross country transport. The conditional use is for that component of the business. All items in Jones Engineering Associates' letter of January 19, 2026 are a will comply.

No Board questions,

No public comment.

Member Leszczuk makes a motion to recommend approval for the Conditional Use for 78 E. Cabot Blvd. Holding, LLC, TMP #13-003-008-008 for the storage of trucks and trailer which will be an additional primary use to the repair shop and will comply with the Jones Engineering Associates' review letter of January 19, 2026.

Member O'Brien seconds the motion.

All in favor 4-0. Motion carries. CONDITIONAL USE APPROVED

Item #2: Rise Up Towers, LLC, 1414 Bordentown Road, Morrisville, PA 19067; TMP #13-050-002; Zoned: HI; Owners WMI Properties. Conditional Use – New cell tower

Michael Malloy, Esquire, states he owns half of the tower company, Rise Up Tower, and represents the applicant and himself. This is our Biles Island application. The actual site of the tower fronts on New Ford Mill Road. This site is owned by Waste Management and is active with regard to Waste Management's operations. This site is 133 acres; we are going to use 3,600 sq. ft. It was formerly a tower site; we don't know why there isn't a tower there today. Verizon identified the need for a 150 ft. monopole. There are no neighbors. It is located in the heavy industrial district, which is probably the ideal place for a cell tower. We are hopeful AT&T and T-Mobile will use the tower as well as Verizon.

Waste Management is the landlord, and we are under a long term lease with them. Conditional use is required to be obtained for any new cell tower.

No Board questions.

Public Comment

Jennifer Metzger, a Falls Township resident, asks if they are using the electric grid.

Atty. Malloy says cell tower companies are trying to stop using electrical lines and power equipment, water tanks, old buildings, etc. in part because it is different to maintain and service their equipment. If a cell company was using a electric line for an antenna, in order to maintain it, PECO would have to re-route the power, or they have to wait for a power outage. Those types of situations does not work for the carriers any longer. They prefer stand alone monopoles.

Ms. Metzger asks about neighbor notification because this is a utility (no neighbor notification because they are not considered utilities by the PUC. She asks about distances between the grid and the stacks.

Discussion occurs regarding these issues with Atty. Malloy explaining the setbacks, and the location of the tower.

Member Everett makes a motion to recommend approval for Conditional Use for a new cell tower at 1414 Bordentown Road, TMP 13-050-002, and a will comply with Jones Engineering Associates' letter dated January 15, 2026.

Member Leszczuk seconds the motion.

All in favor. Motion carries. APPROVED FOR CONDITIONAL USE

Item #3: Minutes

Minutes from November 25, 2025 approved.

All in favor 4-0.

7:15 p.m. Meeting adjourned