

Falls EAC Meeting July 9, 2026

ITEM #1 Roll Call

EAC members

Present: Jeannine Delwiche, Rachael Boice, Erik Person, Connor Schmiegel, Max Williams

Absent: Jonathan Manderack, Jairus James

Others present: Anthony Montonario (Falls Fire Inspector), Kristen Weber (representing Falls Township Engineer), (Jennifer Metzger (Falls), Holly Harman (Morrisville), Wayne Bell (Falls), Toni Battiste (Falls), Loise Sherman (Morrisville), Sarah Kirk (Falls), Carol Karajowski (Morrisville), plus others

Meeting Called to order: 7:00 pm

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

Jennifer Metzger (Falls) questioned the competency of the council.

Holly Harman (Morrisville) expressed concerns over the activities of Britton Industries.

Wayne Bell (Falls) expressed concerns over PFAS, warehouses, and impact on health.

Toni Battiste (Falls) expressed concern over MY Lane where the land is being raised.

Loise Sherman (Morrisville) complained of bad odors coming from Britton and frustration that the PA EPA is unable to enforce changes.

Sarah Kirk (Falls) expressed concerns regarding the poor air quality in the township, expressed opposition to data centers, and concerns regarding the eagle's nests at Britton property.

Carol Karajowski (Morrisville) expressed concerns regarding the safety of our watershed and wetlands.

ITEM #3: PLAN REVIEW

- MORRISVILLE (RECYCLE SERVICES); 8 E M-Y LANE, MORRISVILLE, PA 19067; TMP #13-028-075-004. Proposal to lease a portion of the property at 8 E M-Y Lane currently used for truck and trailer storage and convert the site into a small-scale outdoor recycling/material processing facility.

Assured by the Township Engineer's representative that all regulations and codes will be enforced during development, the council expressed no concerns at this time.

- FLAGSHIP PENNSYLVANIA OPCO, LLC, 547 W. TRENTON AVENUE, MORRISVILLE, PA 19067; TMP #13-028-028-002. Proposal to redevelop the former Rite Aid property at 547 W. Trenton Avenue into an automated drive-through car wash.

No waivers are requested at this time.

the council expressed no concerns at this time.

ITEM #4: LOCAL EAC ACTIVITIES UPDATE

- No updates from Langhorne Borough, Lower Makefield Township, Middletown Township, Morrisville Borough, Upper Makefield Township, Newtown Township, or Yardley Borough
- Bristol Borough:
 - Stormwater management information
 - Household hazardous waste collection event 7/11: Bucks County Community College 275 Swamp Road, Newtown, PA 1984

- Bristol Township:
 - Bucks County hazardous waste collection Newtown 7/11: Bucks County Community College 275 Swamp Road, Newtown, PA 19840
 - Bulk Item Collection July 13th 5AM - July 17th 5PM
 - Very Active on Facebook where they shared cooling centers

ITEM #5: EARTH DAY

- No updates

ITEM #6: IDEAS FOR NEWSLETTERS

- For Spring/Summer 2027:
 - Will be discussed at a later date

ITEM #7: APPROVAL OF MINUTES (Motioned by Rachael, 2nd: Connor)

- June 11, 2026 minutes were approved (5 years, 0 days)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town (Jairus/Jon)
 - None
- Organizing a Styrofoam recycling event in December 2026
 - Will be discussed at a future meeting
- The next regional introduction meeting for local EACs will be hosted by Falls Township on Nov 7
 - Will be discussed at a future meeting
- Council continues to explore development of a “green” recognition award
 - Will be discussed at a future meeting
- Tree Tenders certification – need 3 to get bare root tree donations
 - Jeannine and Connor are now certified Tree Tenders
- The City of Lambertville will reimburse up to \$700 for replacing lawn with native plants, rain gardens, etc.
 - Council will discuss possibilities of doing something similar at a future meeting
- Request was received from Bristol Township EAC to co-sign a letter to Tina Davis supporting the naming of the Eastern box turtle as the state reptile
 - The letter was sent without input from the council and is now a closed issue.

New Business

Community Garden cleanup occurred in June with help from the Boy Scouts.

Volunteers are being sought to help maintain the community garden.

Parks and Recreation is seeking volunteers to organize neighborhood clean ups.

Next meeting: Thursday, Aug 13, 7 pm at the Falls Township Municipal Building, 188 Lincoln Highway, Fairless Hills, PA 19030

ADJOURNMENT: 8:28 pm