

Falls EAC Meeting August 16, 2026

ITEM #1 Roll Call

EAC members

Present: Jonathan Manderack, Jairus James, Jeannine Delwiche, Rachael Boice, Erik Person, Max Williams

Absent: Connor Schmiegel

Others present: Ed Pullen (Falls Fire inspector); Jennifer Metzger (Falls resident); Wayne Bell (Falls resident)

Meeting Called to order: 7:26 pm

ITEM #2: FALLS TOWNSHIP RESIDENT CONCERNS

- Jennifer Metzger: Asked that the solicitor explain the job of the EAC to the council.

ITEM #3: PLAN REVIEWS

- Morrisville Municipal Authority Wastewater Treatment Plant preliminary / final land development submission for the construction of a wastewater treatment plant and sanitary sewer forcemain, along with parking, utilities and related site improvements at 1 Sessa Circle, Fairless Hills, PA.
 - Requested waivers include:
 - Woodland Protection: A waiver is requested from the requirement to impact no more than 50% of woodlands which are not located in environmentally sensitive areas. Due to the limited remaining developable area for the new wastewater treatment plant, approximately 78% of these woodlands will be impacted. This area was limited to only those areas necessary to construct the proposed improvements. The site was compressed as much as possible to avoid unnecessary impacts.
 - Wetland Margin Protection: A waiver is requested from the requirement to impact no more than 20% of wetland margins which extend 100 feet from a wetland boundary. Due to the limited remaining developable area for the new wastewater treatment plant, approximately 38% of wetland margins will be impacted. This area was limited to only those areas necessary to construct the proposed improvements. The site was compressed as much as possible to avoid unnecessary impacts. These wetland margins encroach into the existing raw water basins which were previously disturbed.

The council has no concerns at this time

- McGill Fairless Hills Composting Facility amended final plan for the construction of Biofilter 3, installation of an acid scrubber system and construction of biofilter enclosures with an exhaust stack at 1000 Tyburn Rd, Morrisville, PA 19067
 - No additional waivers or variances are being requested

The council has no concerns at this time.

ITEM #4: LOCAL EAC ACTIVITIES UPDATE

- No updates for Bristol Borough, Langhorne Borough, Lower Makefield Township, Middletown Township, Morrisville Borough, Upper Makefield Township, or Yardley Borough
- Bristol Township

- Bulk Item Collection: Aug 10-14th
- Newtown Township
 - Facebook post about the flooding at Tyler State Park on Aug 3rd

ITEM #5: EARTH DAY

- No update at this time

ITEM #6: IDEAS FOR NEWSLETTERS

- To be discussed at future meeting for Spring/Summer 2027
 - Small list of native plants: ferns, dill, possibly pollinator hosts

ITEM #7: APPROVAL OF MINUTES (Motioned: Jeannine; Seconded: Rachael)

- July 9, 2026 minutes were approved (passed unanimously)

ITEM #8: OLD/NEW BUSINESS

Old Business

- Bird Town
 - none
- Organizing a Styrofoam recycling event in December 2026
 - Will be discussed at a future meeting
 - Committee: Jeannine, Jon, Rachael
- The next regional meeting for local EACs will be hosted by Falls Township on Nov 7
 - Will be discussed at a future meeting
 - Max, Rachael, Jon
- 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
 - Max and Rachael are now certified Tree Tenders, bring us to 4 on the council
 - Need 2 tree Tender leaders (Rose may be one); the next Leader course will be taught in fall
- 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.
 - Committee: Erik, Jairus

New Business

- None

Next meeting: Thursday, September 10, 7 pm at the Falls Township Municipal Building, 188 Lincoln Highway, Fairless Hills, PA 19030

ADJOURNMENT: 8:05 pm (motion: Jeannine; seconded: Rachael; passed unanimously)