

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MINUTES  
APRIL 22, 2014**

Meeting commenced: 7:30 p.m.

Meeting adjourned: 8:00 p.m.

Members present: Binney, Goulet, Miles, Rittler, Vergantino

Members absent: Perry, Shero

Also present: Curtis Sigler, Auto Zone and Erin McCloskey, P.E., Bergmann Associates, representing Auto Zone; Joseph Jones, P.E. (T & M Associates); Tom Bennett, Chief Code Enforcement and Zoning Officer; and Diane Beri, Recording Secretary

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**Item #1: Auto Zone Store 4627, 482 W. Trenton Avenue, Morrisville, PA 19067; TMP # 13-034-144; Zoned: NC; Land Development – Preliminary – Construction of a 6,816 square foot retail auto parts store**

Erin McCloskey presents the application and introduces Curtis Sigler from Auto Zone in Memphis, Tennessee.

We were before this Planning Commission on January 28, 2014 to present the project, and the project was tabled until we addressed more of the comments from T&M Associates. As you will recall, this site currently has the vacant JB's restaurant building. At the present time, the site is 78% impervious with continuous access across the frontage. Auto Zone is proposing to construct its 6,816 sq. ft. prototype building for strictly retail use.

In the proposed plans, we are reducing the impervious area to 37% with significant landscaping and stormwater management improvements. Also, we will clean up the frontage with one defined access. We had revised the plans per T&M Associates' January 22, 2014 letter.

**T&M Review Letter dated April 15, 2014**

All items are a will comply with the exception of the following:

**Subdivision & Land Development Ordinance**

- 191-37(B) Request a waiver – parking spaces (from curb line and property line)
- 191-78(C)(2) Request a partial waiver – will provide information Township Engineers deems necessary

**Stormwater Management Ordinance**

- 187-12(K) Request a waiver – minimum depth of spillway to be two feet
- 187-13(C)(4) Request a waiver – minimum freeboard in inlets and manholes to be one foot

187-13(B)(4) We were requesting a waiver regarding this section dealing with minimum velocity and required pipe slope, but these can be achieved. Therefore, this section will be a will comply item.

Member Binney asks why the one foot freeboard in the inlets cannot be achieved.

Mr. Jones responds that the site is flat and they would have to provide more fill and probably jeopardize the slope going down to the swale, so they have a cover issue that is preventing them from achieving the

freeboard. They can get the hydraulic grade line inside of the inlet but there won't be the one foot freeboard.

General Comments

All are will comply items.

Member Rittler asks if the trucks will just back into a paved area. Is there a loading dock?

Ms. McCloskey states they unload the trucks using pallet jacks and hand trucks.

Member Binney asks what constitutes off-peak hours.

Mr. Sigler states that all of their truck drivers are employees of Auto Zone. They are not independent truck delivery personnel. Non-peak hours would be an afternoon or early to mid-morning during the week. The trucks are usually there for less than an hour.

Member Rittler asks if they are coming out to the trucks and getting the product and bringing it in.

Mr. Sigler states that they will drop the back tailgate of the truck, back it up to the side of the building where the door is shown, and they will carry the pallets into the store. Once that is complete and the driver takes any other scheduled pick ups (like used batteries), the truck will leave.

Member Goulet makes a motion to recommend approval of preliminary land development for Auto Zone 482 W. Trenton Avenue, Morrisville, PA 19067, TMP # 13-034-144 with waiver requests for Sections 191-37(B), 187-12(K), 187-13(C)(4) with a partial waiver request for Section 191-78(C)(2) to provide information the Township Engineer deems necessary; and Remington, Vernick's letter dated April 4, 2014.

Member Rittler seconds the motion.

**All in favor 5-0.**

**APPROVED FOR PRELIMINARY LAND DEVELOPMENT**

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**Item #2: Approval of Minutes**

Motion to approve March 25, 2014 minutes.

**All in favor 5-0.**

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**Meeting adjourned 8:00 p.m.**