

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
OCTOBER 27, 2015**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:21 p.m.

Members present: Binney, Goulet, Hammer, Miles, Perry, Rittler

Members absent: Shero

Also present: John Koopman, Esquire, Brian Brzezinski, Peter Tantala, P.E. (Tantala Associates, LLC) representing Premium Excavating

For the Township: Joseph J. Jones, P.E. (T&M Associates); Tom Bennett, CCEO & Zoning Officer; Diane Beri, Recording Secretary

Item #1: Brian Brzezinski (Premium Excavating), 269 Canal Road, Fairless Hills, Pa, TMP #13-047-130-003; Zoned: PIP. Owner: Brian Brzezinski. Preliminary Land Development to construct building for maintenance of contractor's equipment

John Koopman, Esquire, presents the application. He introduces the applicant, Brian Brzezinski, as well as the engineer, Peter Tantala. Mr. Brzezinski has been doing work in this area for 16 years, and has 24 employees. He is looking for an office for his landscape business and a maintenance yard for his vehicles and equipment. This site is surrounded by two manufacturing buildings. Behind it was an old landfill and it is in the process of being capped.

Peter Tantala continues. The site is irregularly shaped. It occupies roughly 3.3 acres on the north side of Canal Road, with a narrow driveway leading back to a large portion of land which backs up to a tree line, ultimately to a railroad and the canal. The current use of the property is for contractor equipment and storage yard. The proposed use is the same use only with an equipment and maintenance building which would have some office space for Mr. Brzezinski's business. The building proposed is a one-story, 7,500 sq. ft building (75' x 100') in the north northwesterly portion of the site. The improvements would include a 25' wide driveway from Canal Road into the main part of the site as well as asphalt bituminous paving throughout most of the site. The anticipated earth disturbance is 2.01 acres of which 1.6 acres would be managed for stormwater purposes. The proposed stormwater system is a two-part tandem system, including a large underground absorption bed. Stormwater would be conveyed to the underground bed in tandem with any water that wouldn't absorb into the ground. At that point it would be conveyed to an above ground stormwater basin aligned with the driveway leading into and out of the site. These features would serve to manage the stormwater such that there is no discharge from the site up through the 100 year storm. Other features include proposed off-street surface parking for 13 vehicles, including one handicap accessible space. There is an enclosed trash dumpster facility at the rear of the building. There are landscape features as well regarding the buffer zones.

T&M Associates Review Letter dated October 15, 2015

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

- 191-36(D) Requesting a waiver – parking bumper blocks in lieu of required curbing, and driveway within 12' of property line and curb radius less than required 25'
- 191-37(B) Requesting a partial waiver –concrete bumper blocks in lieu of required curbing

- 191-37(G)(1) Requesting a waiver – curbed raised planting islands at the end of parking rows
- 191-37(G)(2) Requesting a waiver –one shade tree per bed
- 191-37(G)(4) Requesting a waiver – 1 tree every 6 spaces in a single row; 1 tree every 12 parking spaces in double rows
- 191-78(C)(2) Requesting a partial waiver, subject to adequate information for Township Engineer’s review
- 191-78(C)(5) Requesting a waiver

Atty. Koopman asks if the Board would consider recommending approval for preliminary and final land development.

Member Binney asks who is the sewer authority for this site.

Mr. Brzezinski answers that it is Morrisville Water & Sewer Authority.

Mr. Jones states that Morrisville is where the sewage ends up, but TOFA may want to review the lateral connection.

Mr. Brzezinski indicated that TOFA told him to seek approval for all components of the sanitary sewer lateral and connection from the Morrisville Borough Authority.

Mr. Jones asks for clarification on the number of employees.

Mr. Brzezinski clarifies that although I have 20 employees, probably 75% of our employees do not come to the yard – they go offsite to do the work. What we are building here is to support everything we have going on in the field. At this facility, there would be three or four employees on the site on a daily basis.

Mr. Binney asks if all the trucks currently parked at the site belongs to Mr. Brzezinski.

Mr. Brzezinski states yes.

Member Rittler makes a motion to recommend APPROVAL for Preliminary and Final Land Development for Premium Excavating, 269 Canal Road, Fairless Hills, PA, TMP #13-047-130-003, based on T&M Associates’ letter of October 15, 2015 with waivers requested for Sections 191-36(D), a partial waiver for Section 191-37(B), a waiver for Section 191-37(G)(1), 191-37(G)(2), 191-37(G)(4), a partial waiver for 191-78(C)(2), and a waiver for 191-78(C)(5), Remington Vernick’s letter of June 16, 2015, and the Fire Marshal’s letter of October 19, 2015.

Member Goulet seconds the motion.

All in favor 6-0. APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT

Item #2: 115 Lincoln Hwy, LLC, 111, 115 and 165 Lincoln Highway, Fairless Hills, PA. TMP #13-004-608; 13-004-609; 13-004-612; 13-004-616; 13-004-616; 13-004-555; Zoned: HC; Owner: Paul and Donna Burns. Informal presentation of the project (car wash)

The applicant gave notice that they were not going to attend.

Item #3: Approval of Minutes

Motion to approve June 23, 2015 minutes

All in favor 6-0.

Item #4: Other business

Member Binney asks if the December 22, 2015 meeting can be rescheduled to Thursday, December 17, 2015, beginning at 7:00 p.m.

All in favor 6-0. DECEMBER MEETING TO BE MOVED TO THURSDAY, DECEMBER 17, 2015.

Meeting adjourned 7:21 p.m.