

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
AUGUST 22, 2023**

Meeting commenced: 7:08 p.m.

Meeting adjourned: 7:30 p.m.

Members present: Brian Binney, Colin Henderson, Mary Leszczuk, Paul Hartzel (alt)

Members absent: Daniel Everett, John Haney

Also Present Representing:

Triple Net Investments – Justin Geonnotti, P.E. (Dynamic Engineering), Joseph Petrucci (property owner)
Keystone Trade Center – Michael Meginniss, Esq. (Beglin, Carlin & Mandio), Tim Casey, P.E. (Gilmore & Associates), Peyton Harrison (NorthPoint), Jeremy Michael (NorthPoint)
For the Township: Joseph Jones, P.E. (Jones Engineering), Diane Beri (Recording Secretary)

Item #1: Triple Net Investments, 9151 Bristol Pike, Morrisville, PA 19067; TMP #13-040-045-003; Zoned: LI; Owner: Triple Net Investments XCVI, LLC. Waiver of Land Development – 13,200 sq. ft. accessory building on an existing trailer parking area

Justin Geonnotti presents the application and states in October 2022 we submitted an earth disturbance application to construct a 175-trailer storage parking lot located at the corner of Old Bristol Road and Bristol Rd. Since then, we have been attempting to lease out the property. From a market standpoint, there is strong interest in having a maintenance facility on these types of properties. We are here tonight to amend the plan with a 13,200 sq. ft. maintenance building constructed entirely within the existing impervious coverage. We are intend to eliminate 26 trailer stalls, install the building, and add parking to serve that facility. There is no additional impervious; the building will serve the current use of the property. We have submitted a zoning plan. We are here tonight to request a waiver of land development because the building itself is larger than 5,000 sq. ft. so by the nature of your ordinances it requires a land development submission. Due to the fact the building will be installed over existing impervious and there will be no change in use, we feel it is acceptable for a waiver of land development. All review letters from Jones Engineering Associates, Remington Vernick and the Fire Marshal are all will comply.

Member Binney asks if the building will be sprinklered.

Mr. Geonnotti states there are no plans to have it sprinklered at this point; however, we will do so if code requires it.

Member Binney asks if the plan is to install an on-lot septic system.

Mr. Geonnotti states that is correct. We already did the feasibility study, there are perk rates out there, so we will be able to make a viable septic field.

Member Leszczuk asks what the building will be used for.

Mr. Geonnotti states they don't have a tenant. The applicant is getting a lot of feedback from potential renters that these types of facilities want a maintenance building on site to better serve this type of market.

Member Binney asks if the intention is to rent to one tenant, and not a lot of users.

Mr. Geonnotti states yes, that is correct.

Acting Chairman Henderson asks about the hours of operation, number of employees, etc.

Mr. Geonnotti states we do not know at this point. However, we did provide compliant parking due to the size of the building. There is a guard shack. The lot is fully fenced in with a guard shack.

No public comment.

Member Leszczuk makes a motion to recommend approval for a Waiver of Land Development for Triple Net Investments, 9151 Bristol Pike, Morrisville, PA 19067 TMP #13-040-045-003, based on a will comply with the Fire Marshal's review letter dated August 15, 2023, Remington Vernick's review letter dated August 15, 2023, and Jones Engineering Associates' review letter dated August 16, 2023.

Member Binney seconds the motion.

All in favor 4-0. APPROVED FOR WAIVER OF LAND DEVELOPMENT

Item #2: Keystone Trade Center, 801 Dean Sievers Place, Fairless Hills, PA 19030; TMP 13-051-001-005; Zoned: MPM; Owner: NP Falls Township Industrial, LLC. Preliminary / Final Land Development – Building 20 – one warehouse

Michael Meginniss, Esquire, presents the application and states the property is 32.3 acres. We are proposing the construction of a 267,000 sq. ft. warehouse. This property fronts on Dean Sievers Place. This is different from other NorthPoint properties in that this parcel is not surrounded by parcels owned and controlled by NorthPoint inside the gate. This lot is included in the Sewage Facilities Planning Module process for the overall park development. We did receive our NPDES permit approval.

Jones Engineering Associates' Review Letter dated August 16, 2023

All items are a will comply, except:

191-52.1.B(3)(b)[2]	Requesting a waiver – disturbance of 25% of steep slopes (requesting 17.65%)
191-52.1.B(8)(b)[a]	Requesting a waiver – wetlands margin
191-61(A)	Requesting a waiver – sidewalks (full waiver for this parcel only)
191-78(C)(2)	Requesting a partial waiver

Atty. Meginniss states that Gilmore & Associates and NorthPoint's team have been in discussions with Jones Engineering Associates regarding finalization of the master plan for the cartway, street lighting, sidewalks and the like. This particular area does not have sidewalks anywhere in the vicinity. While we are going through this process with our new development where we are putting sidewalks on one side of the street, we don't believe for this particular parcel it would be feasible as the nearest sidewalk will 2,000 feet away.

Tim Casey, P.E., states there is just under five acres of wetlands that we are not disturbing. The proposed building is approximately 267,000 sq. ft. All public utility connections and post-construction stormwater is controlled by two infiltration basins.

Member Leszczuk asks if there is a tenant.

Atty. Meginniss states there is no tenant yet.

Acting Chairman Henderson asks if the applicant would be open to a condition for the sidewalks so that if the other surrounding properties improve with sidewalks, NorthPoint would add them in at a later date.

Jeremy Michaels says yes, they would be willing to accept that condition.

Member Binney says unlike the other NorthPoint parcels inside the gate, this road is not a very wide road and it is a cul-de-sac. My concern is how the operation will work with truckers parking on that road. A lot of these warehouses outside of the gate have gates on their entrances so all the truckers stage outside on the roadways. Because this is a substantial warehouse, my concern is the trucks will be staging on Dean Sievers. There is another chemical place next store that has a lot of truck traffic coming in and out.

Joseph Jones responds we can work with the traffic engineer to assess whether widening would be appropriate before they move before the Board of Supervisors.

No public comment.

Member Leszczuk makes a motion to recommend approval of the Preliminary and Final Land Development application of NorthPoint Building 20, 801 Dean Sievers Place, Fairless Hills, PA 19030, TMP #13-051-001-005, based on Jones Engineering Associates' review letter dated August 16, 2023, with waivers requested for Sections 191-52.1(B)(3)(b)[2], 191-52.1(B)(8)(b)[a], 191-60(A) and a partial waiver of 191-78(C)(2), Remington Vernick's review letter dated August 15, 2023, and the Fire Marshal's review letter dated June 13, 2023. Applicant consents to possibly adding sidewalks in the future.

Member Hartzell seconds the motion.

All in favor 4-0. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #3: Approval of Minutes

Minutes of June 27, 2023.

All in favor 4-0.
