

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
SEPTEMBER 25, 2018**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:15 p.m.

Members present: Brian Binney, John Haney, Mary Leszczuk

Members absent: Edward Crohe, Robert Crozier, Thomas Hughes, Stephen Hammer

Also present: John Wiltanger, Penske (representing Penske Truck Leasing) and Kristen Holmes, P.E., Holmes and Cunningham (representing Kent's Tree Service)

For the Township: Joseph Jones, P.E. Township Engineer, Thomas A. Bennett, CCEO/ Zoning Officer and Diane Beri, Recording Secretary

Chairman Binney begins the meeting by stating that there is not a quorum present this evening. However, since both projects are Waivers of Land Development, I don't see any reason to hold up these projects. You can present your application and we can make comments, but we cannot make a recommendation due to the lack of quorum.

Item #1: Penske Truck Leasing, 225 Newbold Road, Fairless Hills, PA 19030. TMP #13-028-062-005; Zoned: PIP. Owner: Penske Truck Leasing. Waiver of Land Development – 1,600 sq. ft. building expansion (concrete slab with pole barn)

John Wiltanger presents the application and states that currently there is a body shop which has been opened since 2014. The pole barn will be used for storing the larger parts, like fenders, bumpers, etc. We will comply with all items addressed in the Township Engineer's review letter.

Item #2: Kent's Tree Service, 1444 S. Pennsylvania Avenue, Morrisville, PA 19067, TMP #13-048-047; Zoned: RD-1. Owner: OBB Real Estate, LLC. Waiver of Land Development – Construct new pole barn over existing impervious area

Kristen Holmes, P.E. presents the application and states that there is an existing building on the property. The applicant went before the Zoning Hearing Board in 2015 to allow the business to operate on the property within the first floor of the building and have a residential apartment unit on the second floor of the building. They are looking to construct a 1,500 sq. ft. pole barn at the rear of the property over existing impervious surface. There are no other improvements proposed. All of the driveways and pavements would remain as they are today. The pole barn will be used for their existing vehicles for the business. We have received a review letter from Jones Engineering and have submitted a waiver request letter.

Chairman Binney asks if the building will be moved to comply with the building setbacks as mentioned in the zoning ordinance section of the Township Engineer's letter.

Ms. Holmes states yes, we are adjusting the setback to maintain that 20 ft. setback requirement. We are requesting relief in the Jones Engineering letter from zoning items Section 32.4.K(2) through (7). Those sections deal with a request for the Board of Supervisors to determine that the pedestrian and bicycle path would not be applicable for the intent of the use for this property. All other dimensional requirements are met for the pole barn. We also have waiver requests for frontage improvements as far as sidewalk, street trees, etc. The property is fully developed –

it's paved from the street back through the driveways so there is no area for planting along the frontage. The pole barn does not have any utilities in it (other than electric) and no parking requirements.

Discussion occurs about how vehicles will get around the pole barn and gates, access to the rear of the property, and what is stored in the back of the property.

Chairman Binney states that the 2015 zoning decision indicated that a fenced-in area be set aside for recreational use for the apartment. I don't see that on the plan.

Ms. Holmes responds that directly behind the building is a lawn area that is all fenced in – that is the recreational area for the apartment unit.

Joseph Jones, P.E. clarifies that the applicant is proposing to revise the plans to show the fence along the edge of the grass so that it is protected from the vehicular traffic.

Ms. Holmes states yes, we will provide that on the revised plans.

No approval for minutes of August 28, 2018 – no quorum.

Meeting adjourned 7:15 p.m.