

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
JANUARY 22, 2019**

**Meeting commenced:** 7:00 p.m.

**Meeting adjourned:** 7:20 p.m.

**Members present:** Brian Binney, Edward Crohe, John Haney, Thomas Hughes, Erik Person

**Members absent:** Mary Leszczuk

**Also present:** John Koopman, Esquire (Begley, Carlin & Mandio) and Heath Dumack, P.E. (Dumack Engineering) representing Corco Chemical and KPK Development Co.

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

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**REORGANIZATION OF THE BOARD**

Chairman:	Brian Binney
Vice Chairman:	Thomas Hughes
Secretary:	John J. Haney, III
Date and Time:	4 <sup>th</sup> Tuesday of each month at 7:00 p.m.

Chairman Binney welcomes Erik Person to the Planning Commission as its newest member.

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**Item #1: Corco Chemical Corp., Tyburn Road & Cedar Lane, Fairless Hills; TMP #13-013-013-001 / #13-013-010; Zoned: HI-A / FM Equitable Owner: Corco Chemical Corp / Owner: KPK Development Co. Minor Subdivision / Lot Line Change – proposed lot line change between two existing parcels**

John Koopman, Esquire, presents the applicant. This is a lot line change where a portion of the Corco property is to be subdivided and conveyed to the adjoining property owner by KPK Development Co. The property currently consists of approximately 50 acres. Forty-three to forty-four of those acres are a former sand and gravel mining site which has filled with water as a result of the mining. There are some wooded areas surrounding the lake area.

Heath Dumack continues and states that the site is 47 acres in size. There is an existing quarry pond remaining from the quarry days. The intent is to consolidate this piece to the existing KPK Development site and leave the shaded areas for Corco Chemical.

Atty. Koopman states that the lake portion of the property is to be conveyed to the adjoining property owned by KPK Development. That property is currently in the process of being reclaimed pursuant to DEP permits. Ultimately, that would probably be the plan for this property also – to reclaim it with clean fill so that it could be used consistent with its current zoning (HI-A). There is no proposed development at this time.

Corco Chemical owns the shaded areas at the bottom of the plan. The northern part of the shaded area is already developed and is where Corco Chemical is located; the southern part is currently vacant and there

is no current proposal to develop it. Potentially it could be developed by Corco Chemical for an expansion area.

With regard to the narrow strip of land which is proposed to be included as part of the retained Corco property – there is no potential development as part of this application for the southern part, but it could be developed for a building or parking or storage or warehousing. The narrow strip would be used as access for both of the Corco pieces of the property without going out onto the public road. Discussion occurs about the width of the strip, whether it will be two lanes or one lane, possible variances, and adding to the sketch plan the development of the southern Corco property.

Jones Engineering Associates' Review Letter dated January 16, 2019

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

*Subdivision and Land Development Ordinance*

- 191-39(G) Requesting a waiver – sidewalks along road frontages
- 191-48(A) Requesting a waiver – provide street trees
- 191-48(H) Requesting a waiver – evergreen trees within the buffer yard

Chairman Binney asks if there is sewer down there.

Atty. Koopman states there is no public sewer there now – it's septic.

Chairman Binney asks where is the septic system on the Corco property?

Mr. Dumack states that we couldn't find any evidence of septic there. To the best of our ability, one of the comments in the review letter was public water and the location of the nearest fire hydrant which we were able to map out this morning (on Cedar Lane at the corner of the PECO property).

Chairman Binney states that he would like to make sure the septic system will remain on the Corco property, and not on the property that you are subdividing from the Corco property.

Atty. Koopman states that we can show the septic system on the plan.

Member Hughes makes a motion to recommend approval for the Minor Subdivision for Corco Chemical, located at Tyburn Road and Cedar Lane, Fairless Hills, PA 19030, TMP #13-013-013-001 and #13-013-010, conditioned upon the applicant complying with the Jones Engineering Associates' review letter dated from January 16, 2019, with waiver requests for Section 191-39(G), 191-48(A) and 191-48(H), and complying with Remington Vernick's review letter dated January 15, 2019.

Member Haney seconds the motion.

**All in favor 5-0. APPROVED FOR MINOR SUBDIVISION**

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**Item #2: Approval of Minutes**

Motion to approve November 27, 2018.

**All in favor 4-0 (Person abstaining).**

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