

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JUNE 22, 2021**

Meeting commenced: 7:10 p.m.

Meeting adjourned: 7:30 p.m.

Members present: Brian Binney, Colin Henderson, Ed Crohe, Mary Leszczuk

Members absent: John Haney

Also Present:

Representing Keystone Trade Center (NorthPoint): Michael Meginniss, Esquire (Begley Carlin), Eric Clase, P.E. and Greg Glitzer, P.E. (Gilmore and Assocs), Jeremy Michael (NorthPoint)

For the Township: Joseph Jones, Township Engineer, P.E. and Colleen Kane, Associate Engineer (Jones Engineering Associates) and Diane Beri, Recording Secretary

Item #1: NorthPoint -- Phase 1 Building 2 -- 300 River Rd, Fairless Hills; TMP #13-051-001; Zoned: MPM. Owner: NP Falls Township Industrial LLC. Preliminary / Final Land Development -- Construction of Building 2 in Phase 1

Michael Meginniss, Esquire, presents the application and states we are here for the final part of Phase 1, consisting of Buildings 1, 2 and 3. We are proposing two additional buildings which are both a bit over a million square feet. Specifically, Building 2 is 1,019,844 sq. ft. and Building 3 is 1,011,703 sq. ft. in close proximity and adjacent to Building 1.

Three general items concerning both projects before getting into the waivers for each project:

First -- sidewalks. There is comment in the Township Engineer's letter. We are installing sidewalks; we are not asking for a waiver or to defer the sidewalk installation. We are going to be coordinating with Township professionals to discuss the best location to install the sidewalks.

Second – traffic study. Our Development Agreement with the Township specifically allocates for NorthPoint to provide a master site traffic study following Phase 1 and before we proceed with Phase 2. Once we receive approval for Buildings 2 and 3 (which will complete Phase 1), we will be providing a traffic study to the Township for their review and comments before appearing before the Board for the remaining phases and buildings.

Third – curbing. We are providing curbing with respect to the parking areas associated with the building. We are not providing curbing with respect to the internal streets because of the stormwater drainage issues.

Chairman Binney seeks clarification and asks if Phase 1 consists of Buildings 1, 2 and 3.

Jeremy Michael (NorthPoint) states yes, that is correct.

Jones Engineering Associates' Review Letter dated June 17, 2021

All items are a will comply except for the following waiver requests:

- 191-52.1(B)(3)(b) 1] Requesting a waiver -- Steep slope waiver
- 191-52.1(B)(3)(b)[2] Requesting a waiver -- Steep slope waiver
- 191-52.1(B)(4)(b)[2] Requesting a waiver – woodlands disturbance (governed by Developer Agreement)
- 191-78(C)(2) Requesting a partial waiver – existing features

Chairman Binney asks if the floodplain is going to be mitigated into another location.

Eric Clase, P.E. responds yes. It will not be relocated on another site; it will be relocated on the same property.

Chairman Binney states if the applicant could address the Bucks County Planning Commission’s comments regarding willow oaks (subjected to infectious chronic disease) and for other additional landscaping comments.

Mr. Clase states NorthPoint will comply with their comments.

Mr. Jones states as we work through the sidewalk location, we will report back to the Planning Commission on whatever is determined to be the proper location (which side of the street). The Planning Commission will be made aware and have some input as that works forward.

No further Board comments.

No public comment.

Member Leszczuk makes a motion to recommend approval of the Preliminary and Final Land Development of NorthPoint Phase 1, Building 2, 300 River Road, Fairless Hills, PA 19030, based on Jones Engineering Associates’ review letter dated June 17, 2021, with waiver requests for 191-52.1(B)(3)(b)[1], 191-52.1(B)(3)(b)[2], 191-52.1(B)(4)(b)[2], a partial waiver of 191-78(C)(2), Remington Vernick’s review letter dated June 16, 2021, and the Fire Marshal’s review letter dated June 15, 2021.

Member Crohe seconds the motion.

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

Item #2 NorthPoint – Phase 1 Building 3 -- 200 River Rd, Fairless Hills; TMP #13-051-001; Zoned: MPM. Owner: NP Falls Township Industrial LLC. Preliminary / Final Land Development – Construction of Building 3 in Phase 1

Jones Engineering Associates’ Review Letter dated June 17, 2021

All items are a will comply except for the following waiver requests:

- 191-37(B) Requesting a waiver – 12 ft. between property line and trailer parking
- 191-44(D) Requesting a waiver – grading outside of property line for basin construction
- 191-52.1(B)(3)(b)[1] Requesting a waiver -- Steep slope waiver
- 191-52.1(B)(3)(b)[2] Requesting a waiver -- Steep slope waiver
- 191-52.1(B)(4)(b)[2] Requesting a waiver – woodlands disturbance (governed by Developer Agreement)
- 191-78(C)(2) Requesting a partial waiver – existing features

Chairman Binney asks if part of River Road is being relocated.

Greg Glitzer, P.E. states that is correct – River Road is being pushed towards the East.

Chairman Binney asks if the interior roads will be dedicated.

Atty. Meginniss states we are still working through that issue with the Township. NorthPoint's intentions have been to offer them for dedication, but it is an aspect we are still discussing with the Township.

Chairman Binney states if the applicant could address the Bucks County Planning Commission's comments regarding landscaping.

Mr. Clase states NorthPoint will comply with their comments.

No further Board questions.

No public comment.

Member Leszczuk makes a motion to recommend approval of the Preliminary and Final Land Development of NorthPoint Phase 1, Building 3, 200 River Road, Fairless Hills, PA 19030, TMP #13-051-001, based on Jones Engineering Associates' review letter dated June 17, 2021, with waiver requests for 191-37(B), 191-44(D), 191-52.1(B)(3)(b)[1], 191-52.1(B)(3)(b)[2], 191-52.1(B)(4)(b)[2], a partial waiver of 191-78(C)(2), Remington Vernick's review letter dated June 16, 2021, and the Fire Marshal's review letter dated June 15, 2021.

Member Crohe seconds the motion.

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

Item #3: Act 537 Special Study

Chairman Binney states this study relates to the NorthPoint development. An Act 537 study is a study required by the Pa. DEP for the Township to determine how sewage disposal is going to be provided to the entire Township. The NorthPoint US Steel property for decades has been operated as a private sewer system. Recently the Township has agreed to give that service area to Morrisville Municipal Authority. It makes sense for them to serve it because they have utilities down in that area and TOFA does not. This is an amendment to the existing Act 537 Plan. It says NorthPoint will be the operator of the sewage facilities down there and they will be responsible for the treatment of the sewage and disposal of the sewage. This document is a review letter from Remington & Vernick who prepared the Township's Act 537 Plan and the study prepared by Pennoni Associates. It is a requirement of the Act 537 Plan that the Plan be reviewed by the Planning Commission.

No Board comments.

Member Leszczuk makes a motion for approval of the Act 537 Special Study.

Member Crohe seconds the motion.

All in favor 4-0. Motion carries.

Item #4: Approval of Minutes

Minutes of May 25, 2021

All in favor 3-0 (Leszczuk abstains). Minutes from May 25, 2021 approved.
