

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MINUTES  
JULY 23, 2013**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:50 p.m.

Members present: Binney, Boraski, Dell, Goulet

Members absent: Perry, Rittler, Shero

Also present: Joseph Jones, P.E. from T & M Associates; John Koopman, Esquire, representing both applicants (Gelest & RST Bucks Group); Bill Reardon, Bohler Engineering, representing Gelest; Heath Dumack, Dumack Engineering, representing RST Bucks Group; Tom Bennett, Chief Code Enforcement and Zoning Officer; Diane Beri, Recording Secretary

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**Item #1: Gelest, Inc., 11 Steel Road East, Morrisville, PA 19067; TMP #13-047-150 and #130-047-152; Zoned: HI; Land Development -- Proposed Facility Expansion**

Atty. Koopman presents the application. Gelest was before the Planning Commission three years ago for a prior facility expansion involving a fairly small band 4 building. Land development was approved in that case and some of the same issues and waivers come up in the present case.

Gelest is a mid-sized, high tech specialty chemical manufacturing R&D facility which markets world-wide. Gelest specializes in cylane, silicone and organo metallic chemistry. Gelest does warehousing, production and support services at the current site. Gelest has been in Falls Township for approximately 10 years.

Gelest is seeking a recommendation for preliminary and final land development approval for a facility expansion. The construction will be conducted in three phases as indicated on the plan. Phase 1 is the R&D building, phase 2 is the tank farm, and phase 3 is an additional manufacturing facility. It could take 5 to 10 years to build out. The R&D building will be completed first.

Mr. Reardon states that the development will take 3 phases. Phase I of the development is the research and development laboratory building (21,375 square feet total). It is located in the front portion of the property that fronts on the cul-de-sac. Part of that portion of the construction would be building the parking field out front as well as utility connections to that building, some stormwater functions for both above-ground infiltration basin and a below-ground basin as well as some internal circulation aisles to connect to the back of the existing facility.

Mr. Reardon continues that Phase II would entail the construction of four drum storage sheds as well as the potential for another tank farm facility. Phase III would be the construction of the manufacturing building at 16,800 square feet and the second band 4 building at 3,500 square feet.

Mr. Reardon states that they are providing 188 spaces for parking, well over the required 156 spaces. There is one access point onto the public road at the cul-de-sac; the other access point is internal but also connects to the cul-de-sac from the existing facility. We are proposing additional landscaping.

Mr. Reardon states that there are a number of waivers they are seeking.

**T&M Review letter of 7/16/13**

Zoning Ordinance

209-29(F) Will comply

Subdivision & Land Development Ordinance

- 191-36(D) Requesting a waiver – to provide a 15’ radius at the north radius of the driveway entering the property at the cul-de-sac, instead of the required 25’ radius and a minimum driveway setback of 5’ instead of the required 12’.
- 191-37(B) Requesting a partial waiver – for curbing within the parking area on condition the applicant will install concrete bumper blocks along the parking area adjacent to basin #2.
- 191-37(C) Requesting a waiver – to reduce the parking stall dimensions from 10’x 20’ to 9’x18’ for standard parking spaces, not handicap parking
- 191-44(D) Requesting a waiver – the edges of slopes shall be at least 5 feet from the property line on condition the applicant provide the easement documentation that the Township Engineer requested
- 191-45(C) Requesting a waiver – to allow parking and infrastructure within the railroad easements on condition the applicant note on the record plan that if the railroad improvements are ever proposed by a potential user, Gelest will remove those elements from the easement at their cost.
- 191-48(D) Requesting a partial waiver – to allow planting of some trees outside of the required 10’ planting easement along the right of way of the street in order to keep trees out of the sight line triangle.
- 191-52 Will comply
- 191-52.1(B)(4) Requesting a waiver – no more than 50% of woodlands shall be altered during land development. We are looking to disturb 68.6% of the woodlands.
- 191-78(C)(2) Requesting a partial waiver – to not show all existing features within 200 feet of the property on condition that the applicant provide topography for all areas deemed necessary by the Township Engineer.

Stormwater Management Ordinance

- 187-9 Requesting a partial waiver – from the peak rate requirements for the 2 & 5 Year storms; the 100 Year storm complies.
- 187-13(B)(2) Requesting a waiver – to allow use of smooth lines corrugated polyethylene pipe in lieu of reinforced concrete pipe.

General Stormwater Management Comments

All will comply items

General Comments

All will comply items

Member Dell asks Mr. Jones if he has any objections to the waivers.

Mr. Jones responds that the Township Engineer’s office does not have any objections to the waivers.

Member Binney asks if they have received the Remington Vernick letter as well as the Fire Marshal’s letter.

Atty. Koopman responds that they have seen both.

Member Binney asks with regard to the front of the R&D building towards the parking lot near the driveway and loading area, it appears if you park a truck in that loading area at the smaller end, it would block the road. If the truck was there overnight and there happened to be a fire, emergency vehicles would not be able to maneuver around it. If you look at your truck turning template, you've identified a tractor trailer parking there. It would appear to block the road.

Gelest employee (Kevin King) responds that in terms of how the facility is going to operate, there are no loading docks there – it is only internal deliveries. All deliveries will be at the old warehouse locations and loading docks. We are not planning on having any traffic trailers.

Member Binney asks the type of vehicle that is used for internal deliveries.

Kevin King states forklift.

Mr. Reardon indicates that the reason the truck template appears on the plans is to indicate that a truck could navigate the property if necessary. Operationally, there will be no parking there – it's more for a circulation perspective.

Atty. Koopman asks if there could be a note on the plan that it would only be used for internal deliveries, not tractor trailers.

Discussion occurs and Member Binney states the plan should be clarified in this regard.

Member Binney expresses concern about the stormwater draining onto Steel Road.

Mr. Reardon states that the balance of the site drains down and towards the back. There is a small amount of drainage area that would get to it and based on our analysis, the soil is so well drained that there is little to no standing water because of the soil type.

Member Binney states that he wants to make sure there is no water running onto Steel Road because there are no catch basins there. He also questioned why there was not a pipe under the proposed driveway to allow water from the adjacent parcel to travel down Steel Road to the drainage ditch.

Mr. Reardon states it's a valid point and will take a look at that and address it.

Member Binney asks if each phase of the operation will be clear.

Mr. Reardon states that there are phase lines on the plans, and we have a listing on the record plan that identifies the improvements that were going to be installed. Additional detail will be provided to clearly define what things are going to be installed in the various phases.

Mr. Jones asks if Gelest is going to seek a recommendation of preliminary approval on all phases and final approval on Phase I, with Gelest coming back for final approvals for Phases II and III.

Member Binney thinks that is the appropriate thing to do at this time.

Atty. Koopman and Gelest agree with this recommendation.

Member Boraski makes a motion to approve preliminary land development for the whole site and approve final land development for Phase I only for Gelest Realty, Inc., 11 Steel Road East, Morrisville, PA, TMP #13-047-150 & TMP #13-047-152, with T&M Associate's letter dated 7/12/13, regarding waivers of the following: 191-36(D), 191-37(B), 191-37(C), 191-44(D), 191-45(C), a partial waiver of 191-

78(C)(2), a partial waiver of 187-9, 187-13(B)(2), a partial waiver of 191-48(D) and 191-52.1(B)(4), and the remainder of T&M's letter as will comply items, the Fire Marshal's letter dated 5/20/13 as a will comply; and Remington, Vernick's letter dated 7/18/13 as a will comply with a waiver request dealing with the requirements for a complete traffic study.

Second by Member Dell.

**All in favor 4-0.**

**APPROVED FOR PRELIMINARY LAND DEVELOPMENT FOR WHOLE SITE AND FINAL LAND DEVELOPMENT FOR PHASE 1**

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**Item #2: RST Bucks Group (Manesh Patel), 80 M-Y Lane, Morrisville, PA 19067; TMP #13-028-075-002; waiver from Land Development – Addition of Two Covered Porches**

Atty. Koopman presents the application to the Board. We are requesting recommendation of an approval for a waiver of land development. Mike Patel is the owner of the Falls Banquet facility for approximately 6-7 years. Falls Banquet is a banquet catering facility that Mr. Patel has cleaned up and renovated. However, because of the difficulty in finding the location, Mr. Patel is trying to expand the current facilities to hold bigger functions. The simplest and most cost-effective way to accomplish this is to expand the current facilities. There are two concrete patios or decks that are there now, but they are open to the air. What is being proposed is to expand those concrete decks slightly and to put them under a roof.

Mr. Dumack states that there is an existing building with two concrete patios, one to the north of the structure, and one to the south. The north patio is 22 feet of existing concrete, and we are proposing 15 feet of expansion for a total of 37 feet. The entire north patio would then be covered with a portico or a porch roof. The south patio is 25 feet existing concrete, and we are proposing 10 feet expansion for a total of 35 feet. The entire south patio would then be covered with a roof structure as well.

**T&M's Review of July 16, 2013**

Zoning Ordinance

209-41 Will comply  
209-42(H)(8) Will comply

Subdivision & Land Development Ordinance

191-18.1(A) Will comply  
191-18.1(L)(1) Will comply

Member Binney asks what is the total square footage of the existing building.

Mr. Dumack states that the total structure's square footage is 23,687 square feet, that includes an existing tent structure that occupies the facility for 6 months of the year. The total patio square footage is 1,885 square feet.

Member Binney states that the tents should not be included because they are temporary.

Mr. Dumack stated that the tents are a temporary structure; it was on the plans so I had to add it in.

191-44 Will comply  
191-48 There is very little frontage along M-Y Lane. There are currently trees along the frontage, but if the Township thinks we need more, we will plant more.

- 191-52 Will comply
- 191-52.1(A) Will comply
- 191-52.1(C) Will comply
- 191-61(A) Requesting a waiver for sidewalks along the frontage.
- 191-62(B) Requesting a waiver for curbs along the frontage.

Stormwater Management Ordinance

All will comply items

General Comments

All will comply items

Member Binney suggests if the gazebo is being moved and a sidewalk is being installed to get to the gazebo, those additions should be added to the final plan.

Mr. Dumack agrees.

Motion made by Member Boraski to approve a request for a waiver from land development from RST Bucks Group, 80 M-Y Lane, Morrisville, PA, TMP #13-028-075-002 with T&M Associates' letter of 7/16/13 for waivers of 191-61(A), 191-61(B) with the remainder of the letter being will comply items; Remington, Vernick's letter dated 7/18/13 as a will comply; and the Fire Marshal's letter of 7/8/13 as a will comply.

Second by Member Goulet.

**All in favor 4-0**

**APPROVED FOR WAIVER FROM LAND DEVELOPMENT**

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Minutes from June meeting will be approved at the next Planning Commission Meeting.

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**Meeting adjourned 7:50 p.m.**