

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
APRIL 26, 2016**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:20 p.m.

Members present: Binney, Goulet, Hammer, Haney, Miles, Perry, Rittler

Members absent: None

Also present: Sharon K. Dotts, P.E. (Gilmore & Associates), representing Abington Reldan; Stephen Benben, P.E. (Triton Environmental) and Jim McCornack (Morton Salt) representing Morton Salt

For the Township: Joseph G. Jones, P.E. (T&M Associates); Tom Bennett, CCEO & Zoning Officer; Diane Beri, Recording Secretary

Item #2: Abington Reldan Realty, LLC, 550 Bordentown Road, Fairless Hills, PA 19030 TMP #13-051-001-009; Preliminary Land Development – Expansion of current building with associated parking (Phases 3 and 4)

Sharon Dotts, P.E., presents the application. We were here last year for approval of Phase 2. Phase 1 was the first building and was approved in 2007 and a Phase 2 building. We came in last year to split up Phase 2 because they wanted to do a reduced Phase 2 and have it be a connector between the two buildings. At that time we had shown Phases 3 and 4 for the future. At this time, they want to build Phase 3 at the same time they want to build Phase 2. Therefore, we are seeking approval of both Phases 3 and 4, so they may proceed as necessary, posting the escrow for the additional phase.

Phase 3 is half of the new building which includes loading docks and an access lane around the back of the building for fire access. It will also include all the utilities for Phases 3 and 4.

Review letters – everything in these letters are a will comply. The waivers were part of the original approval project. They are shown on the Record Plan and would apply to successive phases of the project. The NPDES permit was received for all four phases.

No Board questions.

Mr. Jones asks if they are proposing the fire hydrant on the original plans, back in the corner for Phase 3. It doesn't appear to be on the second set of plans.

Ms. Dotts says yes, we are adding one new fire hydrant at the back of Phase 3.

Member Rittler makes a motion to recommend approval for Preliminary and Final Land Development for Phases 3 and 4 for Abington Reldan, 550 Bordentown Road, Fairless Hills, PA 19030, TMP #13-051-001-009, based on T&M Associate's letter dated April 19, 2016, Remington Vernick's letter dated April 5, 2016, and the Fire Marshal's letter dated April 1, 2016 – all will comply items.

Member Perry seconds the motion.

All in favor 7-0. Motion carries.

APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT.

Item #1: Morton Salt, 100 Middle Drive, Fairless Hills, PA 19030; TMP #13-051-001; Zoned: MPM. Owner: Morton Salt Waiver of Land Development -- Allocation of space – proposed storage of approximately 75,000 tons in existing warehouse building T2 – T4

Stephen Benben, P.E., presents the application. The product involves an existing warehouse building that is located in the KIPC of which a portion of that building is currently occupied by another tenant. We are here requesting an allocation of space to share that building with the other tenant. The portion of the building that Morton is looking to move into is currently vacant. They want to lease 126,000 sq. ft. of the 330,000 sq. ft. building. Morton Salt's use of the space would be storage of water conditioning salts – approximately 75,000 tons of salt. Morton currently has a lease with US Real Estate.

They are building two salt piles within the space. There will be a row of columns going down the center of the building with salt piles on either side of the divider. Depending on what side of the building they want to use, the trucks can get in and out on the north, east and west sides of the building. There are no exterior improvements that are proposed for the building. Morton Salt is not leasing any outside space. US Real Estate would be responsible for maintaining anything outside of the building.

There are a few changes to the application. The first change is that Pa. DEP would not permit a port-a-potty for the one employee working in the building indicating that Morton Salt and/or US Real Estate would be responsible for providing permanent sanitary facilities because the building is serviced with water and sewer.

The waivers from the subdivision and land development ordinances are related to landscaping and improvements to the outside of the building. US Real Estate is responsible for the outside of the building, which is why we requested these waivers.

Member Binney asks if the trucks will be coming from the port – not outside?

Mr. Benben states that is correct. Morton also operates a storage facility outside of the KIPC on Waste Management's property. They would receive salt at that facility and the trucks would take it from there to this building. They also operate the packaging facility, which is located in the KIPC as well. Trucks would take salt that is stored in this building and bring it to the packaging facility where it would be handled, palletized and stored. There will be no outside storage at this building of either raw or packaged product.

Mr. Goulet inquires about the hours of operation.

Mr. McCornack (Morton Salt) states that one of our primary packaged products is ice melting salt. So when the winter is a "good" winter, we do run around the clock at the port facility and might require nighttime hours from this transfer facility. Normal operations would be daylight hours from the storage facility to the packaging facility.

Member Goulet asks if there will be any improvements to the lighting of the building.

Mr. Benben states we did look at the exterior lighting. There are a number of wall packs as well as flood lighting that currently exist. It depends on whether what is there is operational – we are unsure at this point.

Member Binney asks where do the trucks park.

Mr. McCornack states that we anticipate that the trucks would be outside contractors that would park offsite or possibly at Four Seasons where they rent space, but there would be no parking at our facility.

Mr. Jones states that in light of the fact that you asked for waivers for the exterior lighting based on daytime operation hours only, the plan should be revised to show lighting, especially at the building entrances, for those times when you do operate after dark. It should be shown on the plans and with foot candle levels before you present to the Board of Supervisors and the lighting waiver request eliminated.

Member Rittler makes a motion to recommend approval for a Waiver of Land Development for Morton Salt, 100 Middle Drive, Fairless Hills, PA 19030, TMP #13-051-001, based on T&M Associates letter dated April 12, 2016, with waivers requested for Sections 191-37(B), 191-37(G)(1), 191-37(G)(2), 191-37(G)(4), 191-48(A) and Remington Vernick's letter of March 15, 2016. The plans will be revised to show the lighting because of the limited night operations.

Member Perry seconds the motion.

**All in favor 7-0. Motion carries.
APPROVED FOR WAIVER OF LAND DEVELOPMENT.**

Item #3: Approval of Minutes

Motion to approve January 26, 2016 minutes.

All in favor 4-1, Perry and Miles abstaining.

Meeting adjourned 7:20 p.m.