

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JUNE 26, 2018**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:20 p.m.

Members present: Brian Binney, Robert Crozier, Stephen Hammer, John Haney, Thomas Hughes
Mary Leszczuk

Members absent: Edward Crohe

Also present: John Jaros, Esquire (Riley Riper Holin & Colagreco), Andrew Zerby, P.E. (D.L. Howell) and Ryan Doherty (AAA Mid-Atlantic) representing AAA Club Alliance

For the Township: Thomas A. Bennett, CCEO & Zoning Officer, Joseph Jones, P.E. Township Engineer, and Melissa Haxwell, Recording Secretary

Item #1: AAA Club Alliance (AAA Mid-Atlantic), 500-516 Oxford Valley Road, Langhorne, PA 19047; TMP #13-003-035-001 and 22-057-011-001; Zoned: HC. Owner: WRD Langhorne I, LP. Conditional Use for an automobile service station use.

John Jaros, Esquire, presents the application. This application concerns a portion of the Oxford Valley Shopping Center, specifically a 14,903 sq. ft. former Ethan Allen furniture store. We are seeking approval from this Board for a Conditional Use to have that former store converted to a AAA car care center pursuant to Section 209-23.D(2) of the Falls Twp. Zoning Ordinances. The Conditional Use will be heard by the Board of Supervisors at their meeting on July 17, 2018.

Chairman Binney suggests that Atty. Jaros give a brief description of how this operation will work, how people will be getting in and out, how many bays there are, etc.

Atty. Jaros explains that the bays would be located in the center of the building with cars coming in and out. We will relocate 11 parking spaces within the shopping center by re-striping portions of the existing shopping center.

Chairman Binney asks if there will be a store front associated with the project.

Ryan Doherty (AAA) responds that this operation will not only be a car care center but a branch AAA store as well. It will have their standard travel insurance branch retail portion that will occupy the front of the building. The overhead doors to access the car care portion will be on the side. The car care portion is not very high volume. They target two turnovers per bay per day. There are eight bays, so it would be approximately 16 services a day. The customers will park in the front and go inside to request their service. The AAA technicians will come out and get the cars and drive them into the bays themselves.

Chairman Binney asks if they are planning on relocating the AAA store currently down the street.

Mr. Doherty states yes, they would be relocated into this space.

Member Haney asks if they will be taking license pictures at this facility as well.

Mr. Doherty states yes.

Chairman Binney states one of the things he noticed was that the retaining wall behind the bays seem pretty tight and he was concerned that customers will be driving their cars in and out of there. Will there be a guardrail on that wall to prevent this?

Mr. Doherty states there is a guardrail planned for the area; we do not allow customers to drive the cars into the bay areas.

Mr. Doherty continues, in response to some Board questions, that they don't store cars overnight in the lot, they don't tow cars to this facility – no tow trucks on site.

Chairman Binney expresses concern about the high volume of cars in the parking lot due to Bonefish Grill and Golf Galaxy and asks what their hours of operation will be.

Mr. Doherty states that car care is open from 7:00 a.m. to 7:00 p.m., with the retail part closing at 6:00 p.m.

Chairman Binney states that over by the Verizon store there are two dumpsters that occupy about four parking spaces. The dumpsters should be relocated if you are using those parking spaces in your parking space count.

Andrew Zerby, P.E. states we intend to have a plan ready for the relocation of the dumpsters and place them where they will not take up any parking spaces.

Discussion occurs about the previous zoning variance of 295 parking spaces for the shopping center, the heavy usage of the parking lot on Friday and Saturday nights due to the Bonefish Grill (applicant believes their usage will be ending by the time the Bonefish Grill is getting started), and the placement of the AAA car care (at the end of the shopping center so won't be impacting the other stores).

Atty. Jaros states that all items are a will comply with regard to the review letter of Jones Engineering Associates dated June 20, 2018, the Remington Vernick letter dated May 30, 2018, the Fire Marshal letter of May 21, 2018, and the Shade Tree Commission letter of June 18, 3018.

In response to Member Crozier's question regarding the re-striping of the parking lot, Mr. Zerby states that we first looked at it to see where we could convert 10 ft. spaces into 9 ft. spaces. We re-analyzed the parking aisles and have revised the plans to locate those re-striping spaces closer to the AAA facility. In response to Mr. Jones' suggestion, Mr. Zerby states that by changing our use, the parking requirement is drastically reduced. Also, with regard to the retail part, there are enough spaces without infringing on Bonefish Grill.

Member Leszczuk makes a motion to recommend approval for the Conditional Use application for the automobile service station for AAA Club Alliance, 520 Oxford Valley Road, Langhorne, PA 19047, TMP #13-003-035-001 and #22-057-011-001 based on Jones Engineering Associates' letter dated June 20, 2018, Remington Vernick's letter dated May 30, 2018, the Fire Marshal letter of May 21, 2018, and the Shade Tree Commission letter of June 18, 2018, on the condition that the dumpsters will be relocated out of the existing parking spaces.

Member Hammer seconded the motion.

All in favor 4-1 (Haney dissenting). APPROVED FOR CONDITIONAL USE.

Item #2: Approval of Minutes

Motion to approve minutes from February 27, 2018.

All in favor 5-0.

Meeting adjourned 7:21. p.m.