

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
FEBRUARY 27, 2024**

REVISED 2/22/24

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, Chairman
Colin Henderson, Vice Chairman
Brian Binney, Secretary
Daniel Everett Assistant Secretary
Mary Leszczuk, Member
David Coyne, Alternate Member
Paul Hartzel, Alternate Member
Jesse O'Brien, Alternate Member

Place: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

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- Item #1:** **Steven and Floyd Speranza, 347-355 Austin Drive, Fairless Hills, PA 19030**
TMP #13-007-048; #13-007-049; Zoned: NCR. Owners: Steven and Jean Speranza, Floyd and Betty Ann Speranza
Minor Subdivision – Lot Line Change between the two parcels
- Item #2:** **Lykon Invest Co., 201 Dean Sievers Place, Morrisville, PA 19067**
TMP #13-051-001-007; Zoned: MPM. Owners: Lykon Invest Co LLC
Preliminary / Final Land Development – Construct a proposed building addition
- Item #3:** **McGill Fairless Hills Composting, 1000 Tyburn Road, Morrisville, PA 19067**
TMP #13-047-062; Zoned: FM. Owner: Warner Company c/o GROWS Inc
Amended Final Plan -- Composting facility -- adding maintenance structure, 1,000 gallon above ground diesel tank, service road adjacent to the scale, a dedicated modular building for the composting facility staff, a main gate, and a wider dumpster enclosure
- Item #4:** **Keystone Trade Center – Lot 20 – 801 Dean Sievers Place, Fairless Hills**
TMP #13-051-001-005; Zoned: MPM. Owner: NP Falls Township Industrial
Amended Final Plan -- One bulk storage warehouse (126,200 sq. ft), one refinery warehouse building (125,000 sq. ft.) with associated parking and loading facilities, rail service and four stormwater wet ponds/retention basins.
- Item #5:** **Minutes – January 23, 2024**