

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
AUGUST 22, 2017**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:15 p.m.

Members present: Brian Binney, John Haney, Tom Hughes, Mary Leszczuk, Rick Rittler

Members absent: Robert Crozier, Stephen Hammer

Also present: Edward Murphy, Esquire (Wisler, Pearlstine) and Louis Zuegner, IV (MidAtlantic Engineering Partners) representing Accu-Fire Fabrication.

For the Township: Peter Gray (Township Manager) and Diane Beri, Recording Secretary

Item #1: Accu-Fire Protection, 8 Progress Drive, Morrisville, PA 19067, TMP #13-047-166-007 & #13-047-166-009; Zoned: HI. Preliminary Land Development -- new industrial building (building, parking and yard); added parking on existing facility

Edward Murphy, Esquire, presents the application. We appeared last month before the Zoning Hearing Board to obtain the zoning relief necessary for this project. He introduces Louis Zuegner who continues with the presentation.

Louis Zuegner states Accu-Fire manufactures fire sprinklers and mechanical pipe. They cut it, weld it together into the components and ship it anywhere on the East Coast from New York to Virginia. That operation happens in the existing building. They want to expand their business by enhancing how they operate by bringing material in and bringing material out. The intent is that the actual fabrication work would continue in the existing building. The new building would give them the ability to store more materials to improve their process. There would be a common area between the two buildings so that material could be moved back and forth easily between the buildings by forklift.

The new building would have four bays for shipping material in and out – three bays would be for larger trucks and the fourth would be for smaller trucks, like a UPS truck. The total square footage of the building is 48,150 sq. ft. The intent is to build bathrooms, locker rooms, and a shipping office in a portion of the building. The area in the back that is labeled future office (3,500 sq. ft.) is for future use. We are providing nine parking spaces. We are allowing for ten more future parking spaces so that if in the future the office gets built, we can add parking to support it. Expectation for number of employees in the new building is about five.

T&M Associates' Review Letter dated August 15, 2017

All items are a will comply, with the exception of the following:

Subdivision and Land Development Ordinance

- 191-37(C) Requesting a waiver – parking spaces 9' x 18' (instead of 10' x 20')
- 191-51(H)(2) Requesting a waiver – screening of the dumpster
- 191-78(C)(2) Requesting a partial waiver, subject to adequate information for Township engineer's review

Member Hughes asks what is the total amount of impervious coverage that you are adding to that lot.

Atty. Murphy states that you are allowed 70% and that with the addition we are at 67.3% so we are within the limits permitted in this zoning district.

Member Haney asks if you are going to have a rack system outside to store material.

Mr. Zuenger says that they currently do, but part of this process is to get most of that material indoors. I don't know if all the racks will be inside.

Member Haney asks if there will be an increase in employees.

Atty. Murphy states that the initial expectation is between 5 to 10 full time employees.

No public comment.

Member Rittler makes a motion to recommend approval for Preliminary and Final Land Development for Accu-Fire Fabrication, 8 Progress Drive, Morrisville, PA 19067, TMP #13-047-166-007 and #13-047-166-009, based on T&M Associates' letter of August 15, 2017, with the following waiver requests for Section 191-37(C), 191-51(H)(2) and a partial waiver for 191-78(C)(2), Remington and Vernick's review letter of July 11, 2017, and the Fire Marshal's review letter of June 23, 2017.

Member Haney seconds the motion.

All in favor 5-0. Motion carries. APPROVED FOR PRELIMINARY & FINAL LAND DEVELOPMENT

Item #2: Approval of Minutes of June 27, 2017

All in favor 5-0.

Board Business

Chairman Binney states the members have received the binder regarding the Act 537 Plan Update. He explains that every municipality is responsible for providing a plan regarding sewage for their municipality, whether it is an on lot system or a public system. This binder contains the most recent plan for Falls Township. This will be discussed at the September Planning Commission meeting.

Meeting adjourned 7:15 p.m.