

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
SEPTEMBER 22, 2020**

**Meeting commenced:** 7:00 p.m.

**Meeting adjourned:** 7:20 p.m.

**Members present:** Brian Binney, Edward Crohe, John Haney, Thomas Hughes, Mary Leszczuk

**Members absent:** None

**Also Present: Representing Kinder Morgan:** Larry Young, P.E. and Cody Spadacci (Tri-State Engineers), Chris Levans (contractor)

**For the Township:** Matthew Takita, AIA, MCP, Township Manager; Joseph Jones, Township Engineer (Jones Engineering Associates) and Diane Beri, Recording Secretary

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**Item #1: Kinder Morgan, 1 Sinter Road, (a/k/a 1000 S. Port Rd) Fairless Hills, PA; TMP #13-051-001; Zoned: MPM. Owner: U.S. Steel Corp. Waiver of Land Development – Construct a 1,590 sq. ft. building onto an existing building which will be used for outside storage**

Larry Young, P.E. presents the application and states there is an existing 8,000 sq. ft. garage on the Kinder Morgan leased area and a proposed building addition of 1,590 sq. ft. to house parts for their equipment. It will be built on top of existing impervious surface, so there is no increase in stormwater runoff. The waivers are the same waivers that you see on many of the plans going through the US Steel property.

After a question from Chairman Binney, Mr. Young confirms there will be no hazardous material stored in the addition.

Jones Engineering Associates' Review Letter dated September 16, 2020

All items are a will comply, except for the following:

- 191-78(C)(1) Requesting a partial waiver from surveying the entire area; discussion occurs about the lease area being tied to the boundary
- 191-78(C)(2) Requesting a partial waiver of existing features within 200 ft of land to be developed
- 191-78(C)(3) Requesting a waiver – boundary and existing monumentation
- 191-80-(B)(6)
- 191-78(D)(12) Requesting a waiver from showing impervious surfaces
- 191-78(D)(20) Requesting a waiver from proposed plantings

No Board questions.

No public comment.

Member Crohe makes a motion to recommend approval for a Waiver of Land Development of Kinder Morgan Bulk Terminal, 1 Sinter Road, Fairless Hills, PA 19030, TMP #13-051-001, based on Jones Engineering Review letter dated September 16, 2020, with waivers for 191-78(C)(3), 191-80(B)(6), 191-78(D)(12), 191-78(D)(20)

and partial waivers for 191-78(C)(1) and 191-78(C)(2), any Fire Marshal comments or Traffic Engineer comments, with applicant obtaining a Floodplain Permit and Earth Disturbance Permit at the conclusion of the Waiver of Land Development process.

Member Hughes seconds the motion.

**All in favor 5-0. APPROVED FOR WAIVER OF LAND DEVELOPMENT**

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**Item #2: Approval of Minutes**

Motion and second to approve minutes from August 25, 2020.

**All in favor 5-0. Motion carries.**

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**Meeting adjourned 7:20 p.m.**