

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
SEPTEMBER 28, 2021**

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

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

**Members present:** Brian Binney, Ed Crohe, John Haney, Colin Henderson

**Members absent:** Mary Leszczuk

**Also Present:**

**Representing Grand Affairs Party Rentals:** Michael Meginniss, Esquire (Begley Carlin), Nick Rose, P.E. (Protract Engineering) and Kevin Metz (applicant)

**Representing B&J Group:** Kimberly Freimuth, Esq (Fox, Rothschild) and Wayne Keifer (Showalter & Associates)

**For the Township:** Joseph Jones, Township Engineer, P.E., and Diane Beri, Recording Secretary

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**Item #1: Grand Affairs Party Rentals, 651 W. Trenton Avenue, Morrisville, PA; TMP #13-028-026; Zoned: HR. Owner: Kevin Metz. Waiver of Land Development – Construct a 3,910 sq. ft. addition to existing structure with a fence and stormwater management facilities**

Michael Meginniss, Esquire, presents the application and states the property has a current building on the parcel of approximately 1,063 sq. ft. The applicant has been in business for 13 years and has been functioning at this site since 2019. We have received the zoning variances necessary for the construction of this addition. This is a party rental company – we store tables, chairs, tents, dance floor and other items associated with that line of work. It is not a retail use. We store the supplies associated with the business on site. We have 2 employees who pick up the supplies, deliver to the customer’s property, and return the supplies at the end of the day. The addition will facilitate the expansion of that building by another 4,000 sq. ft.

Jones Engineering Associates Review letter dated September 22, 2021

All items are a will comply except for the following:

- 191-37(B) Requesting a waiver – driveways/parking spaces within 12 ft. of property line
- 191-78(C)(2) Requesting a partial waiver

Member Haney asks if box trucks will be stored at the facility.

Kevin Metz says yes.

Member Haney asks if you will be unloading at night?

Mr. Metz says we don’t operate at night. We load in the mornings; we have two trucks. Sometimes we load in the afternoon, but we are done way before dark.

When asked, Joseph Jones states he has no other comments other his review letter.

No public comment.

Member Crohe makes a motion to recommend approval of the Waiver of Land Development application of Grand Affairs Party Rentals, 651 W. Trenton Avenue, Morrisville, PA 19067, TMP #13-028-026, based on Jones Engineering Associates review letter dated September 22, 2021, with a waiver request for 191-37(B) and a partial waiver of 191-78(C)(2), Remington Vernick's letter dated August 12, 2021 and the Fire Marshal's review letter dated August 9, 2021.

Member Haney seconds the motion.

**All in favor 4-0. WAIVER OF LAND DEVELOPMENT APPROVED.**

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**Item #2: B&J Group, 1001 New Ford Mill Road, Morrisville, PA 19067; TMP #13-051-001-001; Zoned: HI. Owner: Yookel, Inc.; Sketch Plan – Warehouse expansion**

Kimberly Freimuth, Esquire, presents the application and states there is currently a 178,000 sq. ft. warehouse on the property for industrial manufacturing and product distribution. We are proposing three building expansions at three separate locations, one of which would include a green roof and the expansions would also require a variance for impervious coverage. We are looking for your feedback on our Sketch Plan.

Wayne Keifer continues. The existing site is over 14 acres. The additions total 56,840 sq. ft. in three locations. The additions are to the left and right of the building and one in the rear. The reasons for the separation between the additions is their internal working of the applicant; they separate different materials in different areas. This is the reason why they need to expand on two different sides of the building. With the expansion, the use will still be warehousing. There will be no additional employees or sanitary facilities. Parking is compliant already with the square footage. We will be seeking a variance for impervious coverage (50% is permitted and we are looking for 61%). We also will be seeking three separate waivers to allow the building addition to be within the 100 ft. wetland margin (part of the existing building is within that margin). We will be seeking a waiver for a traffic study. The threshold is 50,000 sq. ft and we are just over that amount. The final waiver request would be the street trees. There is a PECO easement across the entire frontage of the property for high tension wires.

Chairman Binney asks what types of materials are being stored?

Atty. Freimuth states there are flammable materials stored now and would also be stored in the addition. We will work with the Fire Marshal's office to ensure all is up to code. There will not be explosives.

Discussion occurs regarding the potential waiver request for the wetlands.

Chairman Binney notes the three 8 ft. 2,000 gallon septic tanks on the plans and asks if property is on public sewer.

Mr. Keifer states it is not on public sewer.

Chairman Binney confirms there will be no increase in facilities.

Mr. Keifer states that is correct. If we need to update anything with the Health Dept. for the existing septic field, we will do that as part of the final design.

Chairman Binney states he is familiar with the business and property and has no problem with not having a traffic study.

Member Haney asks for an explanation on the proposed green roof – will it be grass, trees?

Mr. Keifer states it is a variety of plantings. The PMPA manual has some general guidelines for green roofs that we will follow. It's not trees; they will be smaller plants within a thin layer of growth media with drainage underneath and then the roofing.

No public comment.

Chairman Binney says this is a Sketch Plan so the Board does not need to make a recommendation, but I see no problem with this application.

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**Item #3: Approval of Minutes**

Approval of Minutes of August 24, 2021.

**All in favor 3-0 (Crohe abstaining).**

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