

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
FEBRUARY 28, 2023**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:40 p.m.

Members present: Brian Binney, Colin Henderson, Mary Leszczuk

Members absent: John Haney, Daniel Everett (newest member just appointed)

Also Present:

Representing: Falcon Field at Pennsbury High School: James Lynch, CCM, AVS (D'Huy Engineering, Inc.); Justin Massie, TerraForma Engineering, George Steill (Pennsbury School District)

Representing: Keystone Trade Center: Michael Meginniss, Esquire (Begley, Carlin & Mandio), Eric Clase, P.E. (Gilmore & Associates), Jeremy Michael, (NP Falls Township Industrial)

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

Item #3: SIV Ambulances, N. Olds and Lincoln Highway, Fairless Hills; TMP #13-017-012; Zoned: HC; Owner: Sergio Sivcuk. Preliminary Land Development – 28,720 sq. ft. commercial building for the sale and service of ambulances

Acting Chairman Henderson states the Board has received a letter from the attorney representing the applicant to continue this matter until the March 28, 2023 meeting.

All in favor 3-0. APPLICATION CONTINUED UNTIL MARCH 28, 2023

Item #1: Falcon Field at Pennsbury High School, 608 S. Olds Blvd, Fairless Hills; TMP #13-008-003 / 13-008-003-001 / 13-018-003-003 / 13-018-003-005 / 13-018-003-007 / 13-018-003-022 / 13-018-003-025 / 13-015-175 / 13-015-175-001; Zoned: IN. Owner: Pennsbury School District

Preliminary / Final Land Development – Conversion of two grassed athletic fields to synthetic fields, reconstruction of the existing track, construction of ticket /concession / restroom building

James Lynch presents the application and states this is a continuation of the project which started last year beginning with the replacement of the painted steel bleachers on the stadium. There are few phases of this project. C102 represents the existing conditions at Falcon Field. Home side and away side bleachers which surrounds the track and football field, score board and stadium lights. All are located on the site midway between the East and West High School. The goal of the project is to replace the track for the new 8 lane track and also to install a synthetic turf field.

This summer the district would like to proceed with just the 8 lane track and the synthetic fields inside the stadium. The rest of the work on the drawings is slated for future development.

C201 shows the other features. The stormwater basin is below the field. Adjacent to it on the practice field is the potential for a second synthetic turf field which the school district is considering, possibly from private funds, somewhere in the future. Included with this plan is all the stormwater information for this possible additional field. There are plans for three separate stadium buildings also to be constructed in the future, not as a part of this project this summer.

We have multiple phases but wanted to put everything in through land development approval at the Township Engineer so you saw the totality of what is being planned.

The plans include all of the land development requirements for site utilities, stormwater, buildings. He shows a plan and rendering of the work being done in this summer – track and field with the associated fencing and stormwater. The buildings are not being installed now. All of the school sports can be played on this synthetic field, not just football. The existing stadium lights will be replaced with new directed LED fixtures.

The NPDES submission has been made and is administratively complete and are working through that process with the Conservation District. The reason for the buildings not being part of the planned construction this summer is because of the efforts we made with the Township of Falls Authority (TOFA) with respect to sewer allocation. We have two things which stop the ability to add those buildings which include toilet rooms for the stadium. One – there is not an official stated sewer allocation for the entirety of the school site. Second – we need to pursue a waiver with respect to the number of toilets in that facility because the requirements are unreasonable (39 toilets per sex). We would need a waiver for a more reasonable count in the men’s and women’s restrooms. The sewer issues need to be resolved before we can construct those buildings.

All review letters are a will comply. The only waiver we are seeking is the requirement for preliminary and final plans as separate submissions.

Member Binney asks if the applicant has begun the application for the sewerage planning modules?

Mr. Lynch says no. We’ve met with TOFA and TOFA’s engineer – the lack of sewer allocation for the site plus the requirements which are rather strenuous with respect to the sewer module because of the capacity of the stadium. Remington Vernick and TOFA have made a plea to DEP on the school district’s behalf for a little bit of leniency.

Member Binney asks about the staging for the concession stands and the other two buildings.

Mr. Lynch responds there are three buildings in the middle is a concession building and that holds the men’s and women’s toilets for the stadium (19 of each in that building). To the right is a visitor team room and a home team room and there are single toilet rooms – one for officials, one for members of teams, and there is also a family toilet room in the home team room. All of them have toilets and all are subject to the waiver. This might take 6 or 8 months so we are hopeful of summer 2024 construction to begin. The buildings will be pre-fabricated which will cut down on construction time.

Public Comment

Charlie Boswin of Falls Township asks questions about the concession stands.

Member Binney asks Mr. Jones about the phasing – will this need to come back before the Planning Commission?

Mr. Jones states the way it’s presented now, it would not have to come back based on the applicant’s timing. All construction that is under the approval of the NPDES permit can proceed without the planning modules, but DEP strongly discourages a township from issuing building permits without the planning module being resolved. Assuming the planning module can get resolved within a five year period, the buildings could go for building permits once the sewage approval is made. The phasing would be if preliminary and final were approved and runs out before they’ve actually moved onto the concession stands, then they would need to come back.

Member Leszczuk makes a motion to recommend approval for the preliminary and final land development application for the Falcon Field at Pennsbury High School, 608 S. Olds Boulevard, Fairless Hills, PA 19030, TMP #13-008-003, 13-008-003-001, 13-018-003-003, 13-018-003-005, 13-018-003-007, 13-018-003-022, 13-

018-003-025, 13-015-175, 13-015-175-001 based on the Jones Engineering Associates' review letter dated February 23, 2023, the Remington Vernick's review letter dated December 22, 2022, and the Fire Marshal's review letter dated February 21, 2023.

Member Binney seconds the motion.

All in favor 3-0. APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT.

Item #2: Keystone Trade Center, 700 South Port Road, Fairless Hills; TMP 13-051-001; Zoned: MPM; Owner: NP Falls Township Industrial. Preliminary / Final Land Development – Area 3 (Phase 3) to construct 4 buildings – Bldgs. 7, 8, 9 and 10

Michael Meginniss, Esquire, presents the application and introduces Jeremy Michael to talk about a brief overview of the master site situation.

Mr. Michael presents the master site plan. Phase 1 – Bldg. 1 is wrapping up shell completion. The steel is erected, the roof is about 75% on the building, the perimeter of the site, paving and utilities are being installed. The space will be held over to the tenant in May who will handle the materials inside the building. Bldg. 3 we have received a Temporary Cert of Occupancy at the end of the year. Phase 2 – Bldg. 6 is about three quarters of the pre-cast panels are erected, steel is about 50% complete, the roof will be starting shortly. Bldg. 5 has three quarters of the building pad done, preparing for foundations to begin and working on site utilities. Bldg. 4 the pad has been completed, site utilities too.

Sidewalks have been installed on one side of the road along all the major roadways.

Member Binney asks which building was sold.

Mr. Michael says building 4 was sold to Lidl. The property was leased to Lidl; they intended to construct their own facility. As the deal progressed, it was just a heavy capital investment for them, they were adamant about owning the building.

Acting Chairman Henderson asks if that is the plan for the rest of the buildings – to sell them.

Mr. Michael says no. Bldg. 4 was unique. Our intention is to own and hold these buildings long term. We have some 10 and 15 year leases already.

Acting Chairman Henderson asks if Bldg. 7 was where Harsco is located.

Mr. Michael says yes. Bldgs. 7 and 9 involve Harsco. We are working on a relocation strategy.

Atty. Meginniss says there are a number of tenants on the site that have been there since NorthPoint acquired the site. We can't building until some of the leases have burned off or other relocation efforts have been made.

Mr. Michael says there are other major site constraints we are working on as well. The central rail yard is throughout the whole of Phase 3 as well as some high voltage electric lines that have to be relocated.

Acting Chairman Henderson asks when you are planning on constructing these buildings.

Mr. Michael says ideally the first building would start by the end of the year. It's a big of an aggressive goal in part because of the some of the relocation issues with the rail line, overhead electric lines, and relocation of tenants. Also, another consideration is the amount of import and fill we need – upwards of one million yards to

build all four building pads. We have a lot of site development to occur before we can start constructing buildings. Ideally, we would authorize construction on two building at a time.

Acting Chairman Henderson asks when construction will be done on Buildings 5 and 6.

Mr. Michael says Building 6 should be complete by the middle of the summer (July); Building 5 will be September. That is for the shell buildings. As we get tenant improvement, it could extend the timeline a little bit.

Acting Chairman Henderson asks about Building 3.

Mr. Michael says Building 3 is complete. We are wrapping up the last tenant improvement now.

Atty. Meginniss says there are 4 waiver requests pertaining to steep slopes, woodlands and the existing features waiver. The only other waiver is Jones Engineering Associates' review letter pertains to cartway width at 191.31(A) which is something that has been addressed in the Master Site Agreement. 191-34.D(1) relating to sight triangle.

Member Binney asks with the new road configurations how do you envision the traffic from the port getting in and out.

Mr. Michael says the most direct route would be to come in on Pennsylvania Avenue, over the overpass on Old Bordentown Road and down S. Port Rd which goes to the south end of the site.

Member Binney asks about the cul-de-sac – do you envision trucks going down that road.

Mr. Michael says this might be an oversight on the Master Plan. We had discussed a few configurations. Kinder Morgan, since they will be accessing from the south side of the site, will not have need to continue further to the north. There is an existing driveway off of Port Rd.

Discussion occurs on this point, the 32 ft. cartway and the traffic improvements.

No public comment.

Member Leszczuk makes a motion to recommend approval of the Preliminary and Final Land Development application of NorthPoint Area 3, Buildings 7, 8, 9 and 10, 700 S. Port Road, TMP #13-051-001 based on Jones Engineering Associates' review letter dated February 23, 2023, with waiver requests for 191-31(A), 191-34(D)(1), 191-52.1(B)(3)(b)[1], 191-52.1(B)(3)(b)[2], 191-52.1(B)(4)(b)[2], and a partial waiver of 191-78(C)(2), and the Fire Marshal's review letter dated January 25, 2023.

Member Binney seconds the motion.

All in favor 3-0. APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT

#4: Approval of Minutes

Minutes of January 25, 2023 were approved.

All in favor 3-0.

Meeting adjourned 7:40 p.m.