

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MINUTES  
SEPTEMBER 24, 2013**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:10 p.m.

Members present: Binney, Boraski, Dell, Perry, Rittler, Shero

Members absent: Goulet

Also present: Joseph Jones, P.E. from T & M Associates; Joe O'Donnel representing Atlantic Precast; Tom Bennett, Chief Code Enforcement and Zoning Officer; and Diane Beri, Recording Secretary

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**Item #1: Atlantic Precast Ind., Inc., Old Route 13, Morrisville, PA 19067; TMP #13-040-045; Zoned LI; Joseph O'Donnel, Owner; Preliminary land development for subdivision**

Member Binney states that the engineer for the project, Hamill Land Surveying, is not in attendance. He explains that the review letters that are received are reviewed and any waivers that are being requested are identified.

Member Binney states that the traffic engineer's letter doesn't have anything to be addressed.

Member Binney states that his biggest concern is the sewer. There are failing septic systems located there. Before this application gets final approval, the three proposed lots must be tested and shown that on-site septic fields are feasible.

Mr. O'Donnel states that is understood and is not a problem.

**T&M Review Letter dated 9/17/2013**

Mr. Jones lists the following waiver requests. Mr. O'Donnel agrees to all.

- 191-39(G) Requesting a waiver – provide sidewalks
- 191-48(A) Requesting a waiver – street trees
- 191-48(E) Requesting a waiver – street trees
- 191-51(C) Requesting a waiver – will submit land development plans at a later date
- 191-62(B) Requesting a waiver – curbs and potential widening along streets

The remainder of the letter is a will comply.

Member Binney states that even though this is a subdivision, he is not comfortable granting final approval until the applicant shows that on-site septic is available for the three lots. We can make a preliminary recommendation contingent upon the satisfactory outcome of the soils testing for the septic systems.

Member Rittler questions if the applicant would have to return for final approval.

Mr. Jones states the applicant could go before the Board of Supervisors with a recommendation for preliminary approval from the Planning Commission, but ask for preliminary and final approval if they have positive test results from the soils testing prior to the Board of Supervisors' meeting because the Planning Commission's hesitation for recommending final approval was based on the feasibility of the anticipated on-site septic systems.

Mr. O'Donnell states that there currently is no septic on the property. It would be an entirely new system.

Member Binney states that he is aware of that fact, but that he knows the whole area has failing systems and he doesn't know if it's because of the area soils physical limitations or because of lack of maintenance or a combination of the two.

Member Binney states he wants to ensure that they have adequate sewer.

Mr. Jones states that when talking to the engineer for the project, he was assured the applicant would have a qualified professional go out and do percolation tests to see if the soil would be acceptable for on-site septic fields.

Member Boraski makes a motion to approve preliminary subdivision application for Atlantic Precast, Old Route 13, Morrisville, PA 19067, TMP #13-040-045 **contingent upon the satisfactory testing of the three lots for on-site septic systems** with T&M Associate's review letter of September 17, 2013, regarding waiver requests for 191-31(G), 191-48(A), 191-48(E), 191-51(C), and 191-62(B) and Remington, Vernick's letter dated August 29, 2013.

Member Dell seconds.

**All in favor 6-0.**

**APPROVED FOR PRELIMINARY LAND DEVELOPMENT CONTINGENT UPON THE SATISFACTORY TESTING OF THE SEPTIC SYSTEM.**

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**Item #2: Approval of minutes**

Motion to approve August minutes made Member Binney, seconded by Member Rittler.

**All in favor 6-0.**

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**Meeting adjourned 7:10 p.m.**