

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
DECEMBER 17, 2015**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:20 p.m.

Members present: Binney, Goulet, Hammer, Miles, Perry

Members absent: Rittler, Shero

Also present: Michael Peters, Esquire (Eastburn & Gray) and Jack Thompson, representing Covanta; Nathan Fox, Esquire (Begley, Carlin) and Mark Havers, P.E., representing 38 Cabot Blvd (KVK Tech)

For the Township: Joseph G. Jones, P.E. (T&M Associates); Tom Bennett, CCEO & Zoning Officer; Diane Beri, Recording Secretary

Item #1: Covanta Metals, 500 Middle Drive, Fairless Hills, PA 19030 TMP #13-050-001; Zoned: MPM. Owner: United States Steel Corp -- Waiver of Land Development for Phase II portion of Tin Warehouse 2 for metal processing facility (non-ferrous)

Michael Peters, Esquire presents the application. Covanta was here before this Board earlier this year with the first phase of the project, which was the ferrous metal stage. We received approval, and it is actually up and running now. We are here again to gain approval for Phase II, the non-ferrous metal stage. He introduces Jack Thompson from Covanta to more fully describe the project.

Jack Thompson states that he is the program manager for Covanta based out of Morristown, New Jersey. We are an energy and environmental solutions company. We own and/or operate 41 energy from waste facilities throughout the United States and Canada. Our base business is energy from waste where we process municipal solid waste and convert it to energy. Our end of the business is metals management where we take ferrous and non-ferrous metals that we recover from the residual ash after the combustion process is complete. We then process it and market it to the scrap metal industry.

Phase I is our ferrous upgrading facility that went into operation in mid-September and is operating very well. Phase II is the non-ferrous processing facility. We will take non-ferrous metals that are recovered from roughly 20 of our facilities around the northeast to this facility on Middle Drive and take it and size it, screen it and prepare it into various commodities for sale to the scrap market.

Phase II is along Middle Drive. There is an existing building that is known as the Tin No. 2 warehouse (formerly a warehouse that U.S. Steel rolled coil in). We are going to take approximately three quarters of this building and install our processing system inside that building. There will be six batch processing systems consisting of conveyors and metal recovery technology to size, sort and separate all those non-ferrous metals into marketable commodities. The building is approximately 106,000 sq. ft. We have an expansion to the building we have to do. We have to add one bay about 36 ft. of the building to expand to the south and raise up two bays, for a total 72 ft. up to about 40 ft. so that we can get our tractor trailers in, allow them to tip inside the building, dump and then leave.

We anticipate having about 20 employees at this operation with 29 spaces for employee parking. We also have included a modular office for the supervision and management of this second phase and a 24' x 60' employee trailer for showers, etc.

Member Binney asks if during the process when the trucks dump the ash into the hopper is the ash entirely inside the building. Is there any outside storage?

Mr. Thompson states that everything is done within the building – no outside storage or activity. When the trucks come up the ramp, they will back into the building approximately 72 ft., they will tip and unload the inbound material and then leave. Everything that is unloaded will be inside. All of the processing, separation and unloading is all done inside.

T&M Associates’ Review Letter dated December 3, 2015

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

- 191-36(D) Requesting a waiver – curb along the access driveway
- 191-37(B) Requesting a waiver – curb with parking facilities and 12 setback from property lines
- 191-78(C)(2) Requesting a partial waiver, subject to adequate information for Township Engineer’s review

Member Perry makes a motion to recommend APPROVAL for a Waiver of Land Development for Covanta Metals, 500 Middle Drive, Fairless Hills, PA 19030, TMP #13-051-001, based on T&M Associates’ letter of December 3, 2015 with waivers requested for Sections 191-36(D), 191-37(B) and a partial waiver for 191-78(C)(2), Remington Vernick’s letter dated November 18, 2015 and the Fire Marshal’s letter dated November 12, 2015.

Member Goulet seconds the motion.

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

Item #3: 38 Cabot Blvd, L.P. (KVK Tech), 38 Cabot Blvd., Langhorne, PA 19047; TMP #13-003-008-006; Zoned: PIP; Amended Final Plan – construct 3,100 sq. ft. employee entrance to previously approved 15,200 sq. ft. addition

Nathan Fox, Esquire, presents the application. We are here for final approval for Phase II and amended final approval for Phase I (front portion of the building). After receiving approval for Phase I addition, the applicant needs to add a 3,200 sq. ft. locker room employee entrance which was not part of the original approval. The employees would enter the locker room to change into specific clothing before entering the building. This is the reason for the bump out from the building and the change in the plans.

T&M Associates’ Review Letter dated December 9, 2015

All items are will comply.

Member Binney questions why there is a transformer / switching station on top of a storm sewer pipe.

Mr. Havers says that the storm pipe is actually being abandoned and relocated.

Member Perry makes a motion to APPROVE the Amended Final Plan Phase I and Final Land Development Phase II for 38 Cabot Blvd, LLP (KVK Tech), 38 Cabot Blvd, Langhorne, PA 19047 TMP #13-003-008-006, based on T&M Associates’ letter of December 9, 2015, Remington and Vernick’s letter dated November 24, 2015 and the Fire Marshal’s letter of November 25, 2015.

Member Binney seconds the motion.

All in favor 5-0. APPROVED FOR AMENDED FINAL PLAN PHASE I AND FINAL LAND DEVELOPMENT PHASE II

Item #3: Approval of Minutes

Motion to approve October 27, 2015 minutes

All in favor 5-0.

Other Business

Member Binney states that we are going to meet on the 4th Tuesday in January (January 26, 2016) to reorganize.

Meeting adjourned 7:20 p.m.