

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
SEPTEMBER 26, 2017**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:25 p.m.

Members present: Brian Binney, John Haney, Tom Hughes, Mary Leszczuk, Robert Crozier

Members absent: Rick Rittler, Stephen Hammer

Also present: Vanessa Nedrick, P.E. (Remington Vernick Engineers representing Township of Falls Authority)

For the Township: Thomas A. Bennett, CCEO & Zoning Officer, Peter Gray, Township Manager, and Diane Beri, Recording Secretary

Chairman Binney begins by welcoming the newest member, Robert Crozier, to the Board.

Item #1: Act 537 Plan Update

Vanessa Nedrick, P.E. begins by giving some background information. The Act 537 Plan is a sewage planning document which a municipality develops to cover their existing and future sewage planning needs. In the case of Falls Township, there is a separate water and sewer authority which is the Township of Falls Authority (TOFA), of which I am the Authority's engineer.

This update was started in 2012. Around that same time, Bucks County Water and Sewer (BCW&S) was having a dispute with the Department of Environmental Protection (DEP). As a result, the DEP placed BCW&S under a moratorium which meant essentially everyone that is a tributary to BCW&S system was also placed on that moratorium. The Township had started their Plan update before this occurred. There was a court case; part of their settlement between DEP and BCW&S was that every municipality that was a tributary to their system had to re-negotiate their service agreements (which is the agreement between TOFA and the BCW&S).

With that settlement agreement there were quite a few stipulations. One of the stipulations was that the Act 537 Plan had to be updated, and that the signed interceptor agreement between TOFA and BCW&S had to be supplemental to that agreement. Part of the reason why the DEP was placing BCW&S under a moratorium was due to I&I (inflow infiltration). What was happening was that stormwater was getting into the sewer system taking up some of the capacity which was preventing BCW&S the ability to add connections from the various municipalities that are tributary to their system.

Some more detail was provided on the process and the reasons behind the need to re-negotiate the agreement between TOFA and BCW&S.

One of the requirements imposed by the DEP is that the original Plan had to be re-adopted by the municipality. This is the reason why we are before the Board this evening – to seek a recommendation to approve the adoption of the Act 537 Plan update and to answer any questions Board members may have.

Board Questions

Chairman Binney asks with regard to the future flows (Table 8) he doesn't see anything regarding the property that used to be the old drive-in theater (280 Lincoln Highway) for future connections. It's approximately 50 acres, and probably one of the biggest undeveloped parcels in Falls Township. In the last Comprehensive Plan update, it was identified to be either an age restricted community or possibly used for a commercial use. I noticed that even through 2035 there aren't any reserve connections for the possibility that this property would be developed.

Ms. Nedrick responds there are provisions made for this parcel under redeveloped parcels. Based on information from the Township Engineer, we have identified specific projects up to 2025 (Table 8). For 2025 and beyond (Table 8A) we have two items which cover redeveloped and undeveloped parcels, which would cover the drive-in parcel if necessary. Alternatively, it is easy to do a 537 Plan amendment for a particular project.

Member Haney states that 38 Cabot Blvd. (KVK Tech) is listed and there is a restriction on Cabot Blvd. There is a couple of buildings on the street that could be potentially redeveloped to add more EDUs. Are they looking to upgrade the sewer lines there?

Ms. Nedrick states that 38 Cabot is currently on TOFA's connection management plan for 2016 to have the connections phased. However, it got caught up in the moratorium. Once the Plan is approved and the DEP accepts it, all these connections will be released. We have two additional categories – residential redevelopment (20 EDUs) and non-residential development (30 EDUs).

Member Hughes asks for clarification on how the five alternatives in the back of Section 7 relate to the three alternatives in Section 6.

Ms. Nedrick gives a detailed description of the alternatives.

Member Haney asks if this is a Plan for TOFA or Falls Township's plan for both sewer authorities (Lower Bucks County Joint Municipal Authority).

Ms. Nedrick states this is Falls Township's plan for the area that is served by BCW&S.

Member Haney asks if Lower Bucks County Joint Municipal Authority sends any water to BCW&S.

Ms. Nedrick states no they do not.

Joe Jones asks about the Freeman Farm project mentioned in the report – isn't that Lower Makefield Township?

Ms. Nedrick states that yes, it's in Lower Makefield Township, but it uses TOFA's system and therefore it needs to be included.

Mr. Jones asks about the car wash project at 115 Lincoln Highway –is that part of the miscellaneous EDU count?

Ms. Nedrick states that it is already broken out separately.

Member Haney makes a motion to recommend approval of the Act 537 Plan Update.

Member Leszczuk seconds the motion.

All in favor 5-0. ACT 537 PLAN UPDATE APPROVED.

Item #2: Approval of Minutes

Motion to approve minutes of August 22, 2017.

All in favor 5-0. Minutes approved.

Meeting adjourned 7:25 p.m.