

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
NOVEMBER 28, 2017**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:20 p.m.

Members present: Brian Binney, Robert Crozier, Stephen Hammer, John Haney, Mary Leszczuk, Rick Rittler

Members absent: Thomas Hughes

Also present: Kellie McGowan, Esquire (Eastburn and Gray) and Kristin Holmes, P.E. (Holmes Cunningham) representing Mazza Iron and Steel

For the Township: Thomas A. Bennett, CCEO & Zoning Officer, Joseph Jones, P.E. Township Engineer, and Diane Beri, Recording Secretary

Board Business -- Chairman Binney states that the December Planning Commission date is Monday, December 18, 2017.

Item #1: Mazza Iron and Steel, 60 Solar Drive, Fairless Hills, PA 19030; TMP #13-051-001; Zoned: MPM Site Improvements and equipment install

Kellie McGowan, Esquire, presents the application. This is a proposed improvement to an existing leasehold area in the KIPC. This location is approximately four acres on the southeast portion of the KIPC, near CSC Sugar and A.E. Polysilicon. This is an existing improved site. No additional impervious will be added. The improvements are some installation of equipment and the installation of a tent. The proposed use is a metals recycling use. This scrap processing facility will have prepared and unprepared materials. The end result is 5 ft. long by 18 inches wide scraps of metal which will be taken from the facility. The second operation is the shredding operation. That operation will consist of ferrous and non-ferrous material from waste products. All of that processed material is going down to the Kinder Morgan terminal. Everything that comes out of this facility is going to be via rail or via the Kinder Morgan port. The raw material that is brought in that will go either through the scrap metal or the shredding process will be brought onto the site via trucks. There will be approximately 15 to 18 trucks per day, approximately 500 loads per month, which is the capacity for the facility.

The shredding process consists of light metals – sheet metals (e.g., washers/ dryers type of metal) and it will be pre-processed to eliminate any liquids. It will go through a guillotine shear for the shredding process. All of this is regulated by the State. The air quality permit and the State stormwater hazardous permit are pending right now.

Chairman Binney asks if they will be bringing in whole cars.

Atty. McGowan states that there may be automobiles for the shredding operation, but generally speaking, no. We can't say that there won't be automobiles coming in; however, an auto recycling facility is not our primary focus.

Kristen Holmes, P.E. continues. The existing facility has existing asphalt or concrete surfaces. There is an existing trailer, located on the lower right portion of the plan, that will remain and be used for their offices. There are existing parking spaces, and we are proposing to add some parking spaces to comply with zoning requirements for the use. The truck access will come through Roebbling Drive where there is an existing truck scale (which will remain) which is adjacent to the office trailer. Driving through the site, there will be different stockpile areas throughout the site for the different materials. There is a circulation plan that shows that trucks can circulate

through and around each of these stockpile areas and back to the shredder area. There is a secondary drive for additional access coming off of Solar Drive.

Member Haney states that the fire access is 43 ft. That is for your standard pumper truck. If anything happens in these facilities, the majority of fire equipment used is tower ladders and aerials. Typically, your minimum is 43 ft. but your maximum can go up to 51 ft. if using a tower ladder fire truck. Is there some way that the minimum distance will be maintained? Is there going to be concrete or something holding the stockpiles back to maintain the access? My concern is that we ensure there is enough room – anywhere from 43 to 51 feet.

Ms. Holmes states that we can certainly provide that clearance.

T&M Associates Review Letter dated November 20, 2017

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

- 191-36(D) Requesting a waiver – driveways constructed with concrete curb
- 191-37(G) Requesting a waiver – curbed raised planting beds
- 191-48 Requesting a waiver – street trees along the street frontages
- 191-62(B) Requesting a waiver – curbs along existing street frontages
- 191-78(C)(2) Requesting a partial waiver, subject to adequate information for Township engineer’s review

Member Crozier asks how long Mazza has been operating at this site.

Atty. McGowan states that Mazza is not operating there yet. The site has been occupied by Trinity. Trinity will be leaving the site shortly to allow Mazza to move onto the site.

Chairman Binney states there is a shredding operation there now – is that Trinity?

Atty. McGowan states yes.

Chairman Binney states that the front part is occupied by who?

Atty. McGowan states that Kinder Morgan has had control of the site, but now there is going to be a direct lease between Mazza and U.S. Steel.

Member Haney states that at one time they were in some kind of a relationship with Covanta. Is that not going to happen now?

Atty. McGowan states that Tom Mazza was a consultant for Covanta.

Member Rittler makes a motion to recommend approval for a Waiver of Land Development for Mazza Iron and Steel, 60 Solar Drive, Fairless Hills, PA 19030, TMP #13-051-001, based on T&M Associates’ letter dated November 20, 2017, with waivers requested for Sections 191-36(D), 191-37(G), 191-48, 191-62(B), and a partial waiver for 191-78(C)(2), and Remington Vernick’s letter dated November 17, 2017.

Member Hammer seconds the motion.

All in favor 6-0. APPROVED FOR A WAIVER OF LAND DEVELOPMENT.

Item #2: Approval of Minutes

Motion to approve minutes from September 26, 2017.

All in favor 6-0.

Meeting adjourned 7:20 p.m.