

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JULY 24, 2018**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:30 p.m.

Members present: Brian Binney, Edward Crohe, John Haney, Thomas Hughes, Mary Leszczuk

Members absent: Robert Crozier, Stephen Hammer

Also present: Kellie McGowan, Esquire (Eastburn & Gray), John Davis, Project Manager (Covanta), Kristen Holmes, P.E. (Holmes Cunningham Engineering) and Karen Stepsus, Director of Environmental Services (Covanta) representing Covanta

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

Item #1: Covanta Metals, 500 Middle Drive, Fairless Hills, PA 19030 TMP #13-051-001; Zoned: MPM. Owner: U.S. Steel Corporation. Waiver of Land Development – Amend previously approved waiver of land development to construct recycling facility with an existing building at Middle Drive and construct a new scale house building adjacent to an existing scale at the inbound driveway of the main gate.

Kellie McGowan, Esquire, presents the application. This project is Phase 3 of the Covanta operation. Phase 1 was approved in 2015, Phase 2 was approved in 2016 and now we are coming in with Phase 3. Covanta has signed a lease with US Steel for the old Kelly Pipe building which is located between Phase 1 and Phase 2. She introduces John Davis of Covanta.

John Davis explains that Phase 1 was processing of ferrous metal and recycling and Phase 2 was processing recycled non-ferrous product coming from the waste energy business. Phase 3 will be a re-purposing of the waste ash coming out of the waste energy business. We will be taking waste ash and processing it and generating an aggregate product suitable for sand or paving or concrete purposes. We will have the final stages of metal removal.

Atty. McGowan states that this is an amendment to the plan that was previously recorded. The primary access for Phase 3 is from Middle Drive. There will be a new parking area to serve Phase 3 with new proposed office trailers. All of the proposed operations will be conducted within the building. She explains the traffic circulation within the leasehold.

Chairman Binney asks for further clarification of the traffic circulation.

Kristin Holmes, P.E., explains that the circulation for Phases 1 and 2 comes from Middle Drive, through those phases and back out to Middle Drive. The new driveway connection for Phase 3 as shown on the plans will help to provide additional circulation to and from Solar Drive. It is both an ingress and an egress (in and out) driveway.

Chairman Binney asks about the trucks bringing in the ash and their circulation within the building.

Ms. Holmes explains that the trucks will pull down Middle Drive, pull into the building and pull out of the building and recirculate out to Middle Drive.

Member Hughes asks if the truck traffic flow in the building is one way.

Mr. Davis explains that it could be one way or either way – that decision hasn't been made yet.

Chairman Binney asks if the remainder of the building will be dedicated to the processing of the ash waste.

Mr. Davis states yes. There is no design to have the trucks go through the entire building; there will be front end loaders. The thought process is to get the trucks in, the material unloaded and the trucks go back out.

Jones Engineering Associates' Review Letter dated July 16, 2018

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

- 191-36.D Requesting a waiver – provide curbing on the private driveway
- 191-37.B Requesting a waiver – provide curbs within parking areas (will provide bumper blocks)
- 191-37.G Requesting a waiver – provide raised curb parking beds
- 191-48 Requesting a waiver – provide street trees
- 191-62.B Requesting a waiver – curbs along street frontages
- 191-78.C(2) Requesting a partial waiver, subject to adequate information for Township's engineer review

Atty. McGowan states that with regard to the traffic impact study, they have not requested a waiver because they believe one is not required because that was determined to be not applicable in Phases 1 and 2. In the Traffic Engineer's letter, we will comply with Section III. 1 with regard to the building use for Phase 3, hours of operation, etc.

Discussion occurs about the hours of operation, and parking requirements (Phase 1 – 21 existing spaces for 13 employees, 3 managers and 3 visitors) (Phase 2 – 29 existing spaces for 14 employees, 6 managers and 7 visitors) (Phase 3 – 28 additional spaces for 12 employees, 3 managers and 3 visitors with 10 additional spaces for shift changes).

Chairman Binney states that for Phase 3, there is only 1 handicap parking space shown. Two handicap spaces are required.

Atty. McGowan agrees that another handicap space will be added.

Chairman Binney states that although you are asking for a waiver from the curbing, you do agree to put the parking bumper blocks in – correct?

Atty. McGowan states that is correct.

Discussion occurs about the total of truck trips per day in and out of the site, types of trucks, storage of aggregate product until PennDot approval, stacking of trucks on Middle Drive, and the truck scale and scale house as being part of the project.

Member Hughes seeks clarification on the truck trips.

Member Haney gives details on the size requirements for the fire engine and a tower ladder.

Member Hughes makes a motion to recommend approval for an Amended Waiver of Land Development for Covanta Metals Management, 500 Middle Drive, Fairless Hills, PA 19030, TMP #13-051-001, based on Jones Engineering Associates' review letter dated July 16, 2018, with waivers requested for Sections 191-36.D, 191-37.B (including parking bumpers), 191-37.G, 191-48, 191-62.B, and a partial waiver for 191-78.C(2), under General Comments #5 that the hole protected by a jersey barrier will get a road plate; Remington & Vernick's review letter dated July 17, 2018; and the Fire Marshal's letter dated June 27, 2018.

Member Leszczuk seconds the motion.

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

Item #2 Approval of Minutes

Motion to approve minutes from June 26, 2018.

All in favor 4-1 (Crohe abstaining)

Meeting adjourned 7:30 p.m.