

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
FEBRUARY 27, 2018**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:20 p.m.

Members present: Brian Binney, Stephen Hammer, John Haney, Mary Leszczuk,
Robert Crozier, Edward Crohe

Members absent: Thomas Hughes

Also present: Michael Meginniss, Esquire (Begley, Carlin & Mandio), Jereme Lowe (Kelly Pipe) and Thomas Hanna, P.C. (Gilmore and Associates) representing Kelly Pipe Corporation.

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

Item #1: Kelly Pipe Corporation, 95 Towpath Road, Fairless Hills, PA 19030. TMP #13-047-164; Zoned: PIP. Owner: KPK Development Corporation, L.P. Preliminary Land Development – new warehouse and two new office trailers with paved parking lot.

Michael Meginniss, Esquire, presents the application. The prior use of the property was for the parking of trucks and trailers by Kmart for their distribution facility. The proposed use is for Kelly Pipe to utilize the property for indoor and outdoor pipe storage and distribution. There will also be some minor processing on site. On site will be a modular office and a warehouse facility. There will be approximately 20 employees on site. He introduces Jereme Lowe to discuss Kelly Pipe's business and Tom Hanna who will address the technical review.

Jereme Lowe continues and states that Kelly Pipe is a master distributor of carbon steel piping for 120 years. We began on the West Coast and over the past twenty years have expanded to the East Coast. We've had a business in Falls Township in the KIPC district for the last 10 years. Because of the tremendous growth in the Northeast, we are expanding our business. This expansion will allow us to operate much more efficiently. Our products are for infra-structure, oil and gas construction and water distributions.

Chairman Binney asks about the reason for the two trailers -- you are going to build a 75,000 sq. ft. warehouse. What use are the trailers?

Mr. Lowe states that the one trailer near the warehouse is the shipping office and the trucking check-in. This is where the truckers coming in to pick up material will check-in and get their paperwork. Our warehouse workers will also get their paperwork from that trailer as well. The other trailer will be our sales office. Our current sales office is in Newtown so with this development we will have everyone on one site.

Member Crozier asks about the hours of operation.

Mr. Lowe states we operate 7:00 a.m. to 5:00 p.m., five days a week, sometimes on Saturdays.

Member Leszczuk asks if the twenty employees include sales, shipping and warehouse workers.

Mr. Lowe states that is correct.

Chairman Binney asks if they operate their own trucks at the site.

Mr. Lowe states that Kelly Pipe has a small 26 ft. flatbed and a tractor trailer. Our trucks don't travel more than three hours a day. Any other trucks that come into our site are hired out.

Member Hammer states that for safety reasons, the common carriers would go into the office trailer instead of going into the warehouse.

Mr. Lowe agrees.

In response to questions by Chairman Binney regarding the trailers, Mr. Lowe clarifies that the shipping office trailer that we are moving over from the existing site in Newtown will be near the warehouse. The sales office trailer will be along the road and that it is a new trailer.

Thomas Hanna, P.E., continues. He states they've been working with the Township Engineer's office and would like to address the waiver requests in their letter.

T&M Associates' Review Letter dated February 20, 2018

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

- 191-30(I)(4) Requesting a waiver – traffic impact study
- 191-36(D) Requesting a partial waiver – curbing for parking areas and driveways
- 191-37(B) Requesting a waiver – 15 ft. between building and parking area
- 191-37(G)(4) Requesting a waiver – shade tree distribution
- 191-38(B) Requesting a waiver – lighting

Member Crozier asks that with regard to the Disabled Persons Advisory Board letter, they are recommending one additional handicap accessible space be added and as close to the warehouse entrance as possible. Has this been done?

Mr. Hanna states the original application in November 2017 had both the trailer locations by the road. We made a change to that original plan – we moved the warehouse trailer and moved the handicap spot into the four parking spaces with the employee trailer. There are two other handicap spots for a total of three which is sufficient for ADA purposes.

Mr. Bennett states that the Disabled Persons Board couldn't see the entrance to the warehouse on the original plans and there were none in that immediate vicinity, so they just wanted to make sure it was addressed.

Member Crozier states his other concern is the Fire Marshal's letter.

Mr. Hanna states that he's been coordinating with the Fire Marshal. There will be fire suppression in the building. We've added a fire line coming up to the building with a hydrant and an external fire department connection.

Chairman Binney seeks clarification of the zoning decision for Kelly Pipe.

Mr. Hanna states that we had always proposed to have lighting at the two parking areas. The variance request was to not have to provide lighting in the truck turnaround and loading area.

Mr. Jones clarifies that the zoning ordinance requires lighting in and around the loading area and the parking areas and walkways thereto. The variance was to not provide lighting in the loading areas since it's day time hours only, but to provide lighting in all other areas for safety.

Mr. Hanna agrees with Mr. Jones.

Chairman Binney asks if the people parking down by the sales trailer are walking up to the warehouse.

Mr. Hanna states there will be employees who will park near the office trailer – we run golf carts from the office trailer. Whoever is parking at the shipping trailer, they will work in that trailer.

Member Leszczuk makes a motion to recommend approval for Preliminary Land Development for Kelly Pipe Corporation, 95 Towpath Road, Fairless Hills, PA 19030, TMP #13-047-164, based on T&M Associates' review letter of February 20, 2018 with the following waivers requested for Sections 191-30(I)(4), 191-36(D) (partial waiver), 191-37(B), 191-37(G)(4), and 191-38(B), Remington Vernick's review letter dated February 7, 2018 and the Fire Marshal's review letter dated February 12, 2018.

Member Haney seconds the motion.

All in favor 6-0. APPROVED FOR PRELIMINARY LAND DEVELOPMENT

Item #2: Approval of Minutes.

Motion to approve minutes from January 23, 2018.

All in favor 5-1 (Haney abstaining).

Meeting adjourned 7:20 p.m.