

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JANUARY 28, 2020**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:35 p.m.

Members present: Brian Binney, Edward Crohe, Thomas Hughes

Members absent: John Haney, Mary Leszczuk

Also Present: Francis Dillon, Esquire (Begley, Carlin), Rick McLaughlin (Truck Smart), and John Richardson, P.E. (Dumack Engineering)

For the Township: Joseph Jones, Township Engineer and Colleen Kane, Associate Engineer (Jones Engineering Associates) and Diane Beri, Recording Secretary

REORGANIZATION OF THE BOARD

Chairman:	Brian Binney
Vice Chairman:	Thomas Hughes
Secretary:	John J. Haney, III
Date and Time:	4 th Tuesday of each month at 7:00 p.m.

Item #1: JR 915, LLC (Truck Smart), 905 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-022-005; Zoned: HC. Owner: JR 915, LLC. Preliminary Land Development – 5,000 sq. ft. building addition, regrading and landscaping

Francis Dillon, Esquire, presents the application and introduces Rick McLaughlin (owner of Truck Smart) and John Richardson, P.E.

Rick McLaughlin continues and explains what the original plan was with the fence and buffer. Truck Smart originally had its fence and expanded the fence through a permit. We have increased our area for display and we've also increased our area for employee parking. We have outgrown this building. We do a lot of work on aerial equipment. We currently have 17-18 foot high ceilings. What we would like to do is add a building on the back that we can have 30 foot ceilings so we can work on aerial equipment (bucket lifts, cranes). We upfit for five different companies so we install switch and gos and hook lifts, dump bodies – so we need more space for equipment alone. We'll be hiring more employees. We have put privacy fencing around all storage in the back and we eliminated everything in the rear.

Mr. McLaughlin continues with discussion about the original roll out gate (never installed) and how the trucks enter into Extra Space property.

Chairman Binney asks if the aerial trucks that will be worked on – will they drive through the building to get to the addition?

Mr. McLaughlin says no, they will drive around the building and go into the new addition. We will drive in around the side of the current building and into the new addition.

Member Hughes states that you have 30 ft. high ceilings in the proposed addition and your current building has 15-17 ft. high ceiling.

Mr. McLaughlin states that there are bar joists that are approximately 3 ft. high, plus there are parapet walls that go around the current building that are another 2 ft.

Member Hughes asks if the top of this building addition will be higher than the rest of the building.

John Richardson states that the existing building height is about 20 to 22 feet. We did not actually physically measure it, but we did kind of scope it. My belief is that the addition will have higher ceilings in, but it would be equivalent to the height of the façade in the front. The ordinance does allow for a 50 ft. building height, so we will be well below that amount.

Before Atty. Dillon discusses the review letters, Chairman Binney asks about the zoning variance for the 25 parking spaces that are considered not outside storage – what is that going to be used for?

Atty. Dillon states that the 25 parking spaces refers to the number of vehicles that he is allowed to display. This has to do with Extra Space. We made our presentations for the variances and added that on at the hearing.

Chairman Binney states that the Truck Smart property is not going to house RVs or rent spaces to contractors to park their vehicles.

Atty. Dillion states they are not. We are agreeable that that is a condition of an approval.

Mr. McLaughlin states that it is actually a condition of Extra Space that Truck Smart is not allowed to store anything.

Chairman Binney asks if all the trucks currently parked at Truck Smart are either being worked on, for sale or belong to you.

Mr. McLaughlin says yes.

Discussion occurs about the six front parking spaces within the “Variable Width Access Easement” and how the easement no longer applies, how the Zoning plan (65 spaces) and the Land Development (35 spaces) differs for the amount of parking spaces, and how they can add parking to meet the requirements.

Joseph Jones states that we had a meeting with the Fire Marshal and he is requesting a fire access along the front of the entire building so that would lend itself to removing the spaces along the front of the building out of the easement and locate them somewhere local.

Jones Engineering Associates Review Letter dated January 23, 2020

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

- 191-37(B) Requesting a waiver -- less than 12 ft. setback for proposed parallel parking area and side property line
- 191-48(B) Requesting a waiver – street trees along the street frontages
- 191-61(A) Requesting a waiver – sidewalks along Lincoln Highway

- 191-62(A) Requesting a waiver – curbing along opposite side of Lincoln Highway
- 191-78(C)(2) Requesting a partial waiver

Discussion occurs regarding the Bucks County Planning Commission review letter and their comment that the zoning ordinance requires one space for each 100 square feet of gross floor space. Chairman Binney suggests that because of the confusion regarding this requirement for motor vehicle repair shops, Atty. Dillon check with the Township solicitor and/or Zoning officer/solicitor for clarification.

Mr. Jones states that we can work with the applicant to come up with the sensible allocation of space, and once that is done we can come up with a parking calculation that would be met by the area and available space. Mr. Jones agrees to talk with the Township solicitor on the matter.

Member Crohe states that he would like to see trees along the residential part of the parcel. Mr. McLaughlin says he will comply with whatever the Township wants in terms of planting the trees.

Mr. Jones says we'll bring this to the Shade Tree Commission, and we will come to an adequate buffer working with the applicant in the space that they have.

Member Hughes asks if a striped fire lane in the front of the building will be required.

Mr. Jones says that the Fire Marshal does want a fire lane established and it would be by painting.

Member Hughes makes a motion to recommend approval for Preliminary and Final Land Development application for JR 915, LLC (Truck Smart) located at 905 Lincoln Highway, Morrisville, PA 19067, TMP #13-028-022-005 based on Jones Engineering Associates review letter dated January 23, 2020, with waivers requested for 191-37(B), 191-48(A), 191-61(A), 191-62(A), and a partial waiver for 191-78(C)(2), the Fire Marshal's review letter dated October 9, 2019, and Remington Vernick's review letter dated October 18, 2019.

Member Crohe seconds the motion.

All in favor 3-0. PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVED.

Item #2 Approval of Minutes

Motion to approve minutes from December 16, 2019.

All in favor 3-0.

Meeting adjourned 7:35 p.m.