

DEVELOPMENT PROPOSAL FOR SOLVAY PARCEL

1. Subject Properties:

- a. All of Tax Map Parcel No. 13-47-97, which consists of approximately 84.664 acres of vacant land and is known as the Solvay Parcel.
- b. All of Tax Map Parcel Nos. 13-47-95 & 13-47-96, which consist of approximately 0.786 total acres of vacant land, and are known as the South Pennsylvania Ave. Parcels.
- c. A portion of Tax Map Parcel No. 13-47-97-1, consisting of approximately 10.921 acres of vacant land, and known as the Rogers Foam Parcel.
- d. Environmental remediation has been completed on the Solvay Parcel.
- e. Existing driveway access from S. Pennsylvania Ave.
- f. **See Existing Features Plan attached as Exhibit A.**

2. Surrounding Area:

- a. Property is set back from South Pennsylvania Avenue.
- b. Bounded by industrial uses along East Post Road to the North, Delaware River to the East, Biles Creek and vacant land to the south, and a mix of commercial and residential properties to the east between the site and South Pennsylvania Ave.
- c. **See Aerial Plan attached as Exhibit B.**

3. Zoning:

- a. RD-1: Riverfront District Section 1
 - Permitted uses include Various Residential uses, Office, Restaurant, Hotels, and service businesses
- b. **See Zoning Map attached as Exhibit C.**

4. Development Proposal:

- a. Stalwart is proposing to develop the Property with a building consisting of 976,300 square feet containing approximately 916,300 square feet of warehouse space and 60,000 of office space, along with associated parking, paving, stormwater management facilities and related improvements.
- b. The following road access:
 - Cars/Trucks: Pennsylvania Avenue.
 - Cars: E. Post Road.
- c. **See Site Plan attached as Exhibit D.**
- d. **See Sample Architectural Plans attached as Exhibit E.**

5. Text Amendment:

- a. Stalwart is proposing a Text Amendment to modify the Township Zoning Ordinance to (i) permit a warehouse use in the RD-1 Zoning District, and (ii)

modify certain requirements applicable to the warehouse use if developed within the RD-1 Zoning District.

- b. **See proposed draft Text Amendment attached as Exhibit F.**

6. Traffic Impacts:

- a. **See Truck Route Plan attached as Exhibit G.**

- There is a truck restriction on the portion of S. Pennsylvania Ave. north of the site within Morrisville.
- The Truck route to the site will be Route 13 to Tyburn Road (SR 2020) to S. Pennsylvania Ave. (SR 2073) Northbound
- Proposed Signage and driveway geometry will be designed to direct Trucks exiting the site to turn left and head south along S. Pennsylvania Ave.
- All trucks will use the S. Pennsylvania driveway. The E. Post Road driveway will be restricted to passenger vehicles only.

- b. **See Car Route Plan attached as Exhibit H.**

- The Passenger Vehicle route to the site will be Route 1 to S. Pennsylvania Ave. (SR 2073) Southbound and Route 13 to Tyburn Road (SR 2020) to S. Pennsylvania Ave. (SR 2073) Northbound
- Passenger Vehicles will be able to access the site from both the S. Pennsylvania Ave and E. Post Road driveways.

7. Environmental Impacts and Remediation:

- a. Flood Plain.

- Majority of site is located within floodplain of Delaware River.
 - (Approximate elevation 18.5)
- Proposed development is not within the floodway.
- Proposed Building will be elevated above the floodplain.
- Analysis will be provided to demonstrate no impact in accordance with the requirements set forth in Section 131 of the Zoning Ordinance.

- b. Woodlands/Trees.

- Project will result disturbance to wooded areas
 - (Exceeds allowable by approximately 17.15 acre)
- On site mitigation will be provided to the extent practical
- Contribution will be made for remainder to allow planting of off-site trees.

- c. Wetlands.

- Project will disturb some wetland areas
 - (0.35 acres)
- Applicant will obtain permits from USACE and PA DEP and provide any required mitigation.

8. Required Approvals and Permits:

- a. Board of Supervisors would need to pass proposed Ordinance Amendment to allow the warehouse use in the RD-1 Zoning District and modify requirements applicable to warehouses developed in the RD-1 Zoning District.
- b. Land Development Approval from the Board of Supervisors.
- c. Township Building Permits.
- d. E&S Approval from BCCD.
- e. NPDES Approval from DEP/BCCD.
- f. Approval from Morrisville Municipal Authority to provide public water and sewer service.
- g. PennDOT HOP.

9. Project Timeline

- a. BOS meeting to present proposal – June 15, 2020.
- b. If Text Amendment is favorably received – BOS to place Text Amendment on agenda for BOS meeting on July 20, 2020 to authorize advertisement.
- c. Planning Commission – August 2020.
- d. Hearing on Text Amendment – September, 2020.
- e. Preliminary land development plan submission (if Text Amendment is passed in September, 2020) – October, 2020.
- f. Final land development plan submission (if preliminary approval is granted by year end) – March, 2021.
- g. Closing on property purchase and commencement of construction (if approvals obtained as outlined above) – May, 2021.



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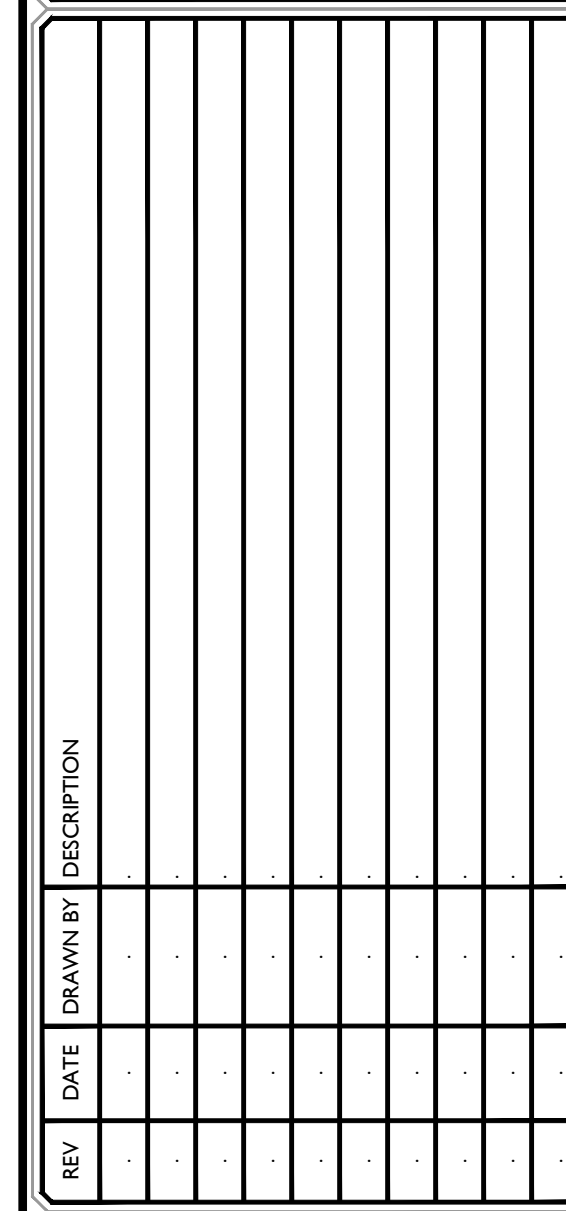
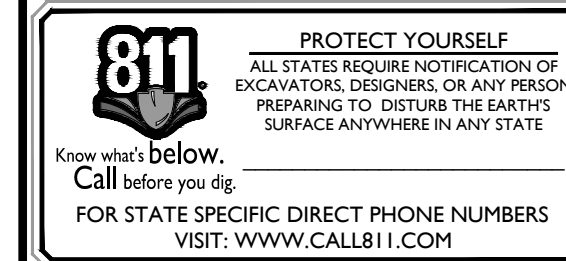
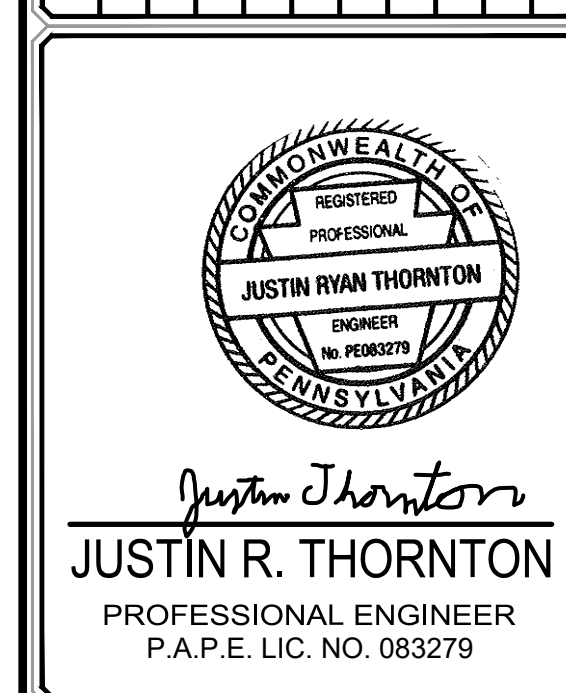
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SKETCH PLAN
FOR
STALWART
MORRISVILLE

PARCELS
#13-47-95, #13-47-96,
#13-47-97, & 13-47-97-1

TOWNSHIP OF FALLS
BUCKS COUNTY
PENNSYLVANIA



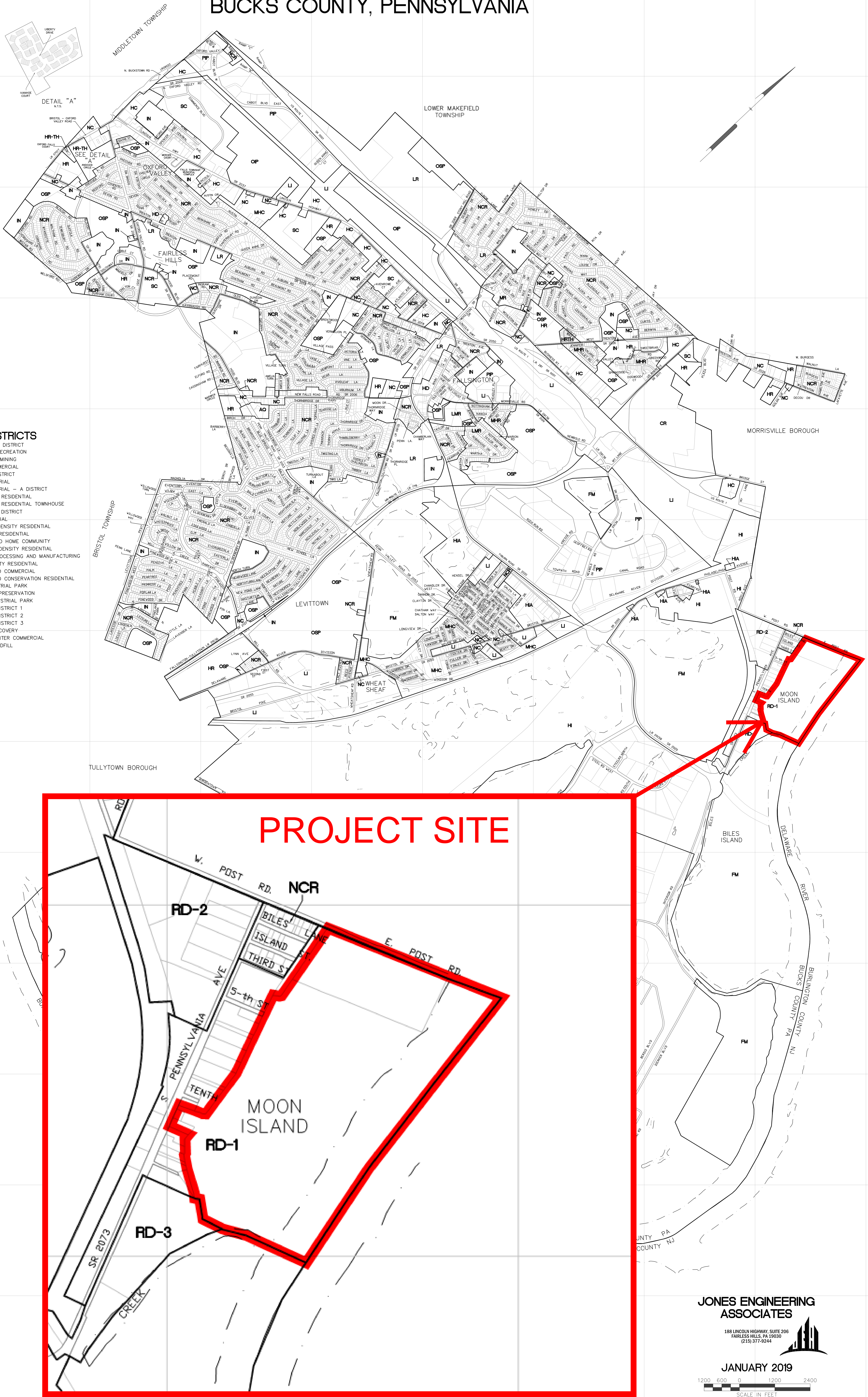
RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

SCALE: AS SHOWN	DATE: 4/23/2020	DRAWN BY: LMC	CHECKED BY: VK
PROJECT NUMBER: 16001575C		DRAWING NAME: C-DEMO	
SHEET TITLE: EXISTING CONDITIONS			
SHEET NUMBER: 2 of 9			

Stalwart Morrisville
EXHIBIT B



ZONING MAP OF
FALLS TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



ZONING DISTRICTS

- AQ AGE QUALIFIED DISTRICT
 - CR COMMERCIAL RECREATION
 - FM FARMING AND MINING
 - HC HIGHWAY COMMERCIAL
 - HD HISTORICAL DISTRICT
 - HI HEAVY INDUSTRIAL
 - HIA HEAVY INDUSTRIAL - A DISTRICT
 - HR HIGH-DENSITY RESIDENTIAL
 - HR-TH HIGH-DENSITY RESIDENTIAL TOWNHOUSE
 - IN INSTITUTIONAL DISTRICT
 - LI LIGHT INDUSTRIAL
 - LMD LOW MEDIUM DENSITY RESIDENTIAL
 - LR LOW DENSITY RESIDENTIAL
 - MHC MANUFACTURED HOME COMMUNITY
 - MHD MEDIUM HIGH DENSITY RESIDENTIAL
 - NPM MATERIALS PROCESSING AND MANUFACTURING
 - MR MEDIUM DENSITY RESIDENTIAL
 - NC NEIGHBORHOOD COMMERCIAL
 - NCR NEIGHBORHOOD CONSERVATION RESIDENTIAL
 - OSP OFFICE/INDUSTRIAL PARK
 - OSP OPEN SPACE PRESERVATION
 - PIP PLANNED INDUSTRIAL PARK
 - RD-1 RIVERFRONT DISTRICT 1
 - RD-2 RIVERFRONT DISTRICT 2
 - RD-3 RIVERFRONT DISTRICT 3
 - RR RESOURCE RECOVERY
 - SC SHOPPING CENTER COMMERCIAL
 - SL SANITARY LANDFILL
- A**
- ALDEN AVE (T-814) - H4
 - ALLENDALE DR (T-615) - H4
 - AMELIA DR (T-499) - E5
 - AMELIA TURN (T-737) - E5
 - ANDOVER DR (T-493) - D3
 - ANDOVER DR (T-497) - D3
 - ANDREW DR (T-790) - G4
 - ANGELA AVE (T-787) - G4
 - ANNAMARKE DR (T-780) - G4
 - ARLANE AVE (T-728) - F4
 - ATLANTIC AVE - F4
 - AUBURN RD (T-629) - E4
 - AUSTIN CIRCLE (T-499) - E4
 - AUSTIN DR (T-498) - D3
 - AYDORNE CT - F4
- B**
- BALD CYPRESS LN (T-566) - E6
 - BARBERY LN (T-564) - E6
 - BEAUMONT RD (T-636) - E4
 - BEVERLY RD (T-492) - D3
 - BEGONIA LN (T-555) - E6
 - BEN FARELESS DR - H1
 - BENTWOOD LN (T-561) - E6
 - BESIDE BLVD - H1
 - BERKSHIRE RD (T-501) - D4
 - BERNARD DR (T-710) - G4
 - BERWYN RD (T-567) - F5
 - BEVERLY AVE (T-710) - F5
 - BIG OAK RD - I5
 - BILES LN (T-712) - J8
 - BIRCH DR (T-560) - E6
 - BLACK PINE LN (T-563) - E6
 - BLOUGH CT (T-490) - C4
 - BLOUGH RD (T-494) - F4
 - BLUE SPRUCE LN (T-552) - E6
 - BORDENTOWN RD (T-479) - F10
 - BOULDER LN (T-559) - E6
 - BROOKWOOD LN (T-562) - E6
 - BROOKWOOD VALLEY RD - C3
 - BROOKWOOD PKZ (T-478) - E8
 - BUCK DR (T-781) - G4
 - BURGESS AVE (T-627) - J5
 - BURNING BUSH LN (T-568) - E6
 - BUSINESS RT. 1 - H5
 - BUTTERLY LN (T-569) - E6
 - BUTTERNUT LN (T-565) - E6
 - BY-PASS (T-567) - E8
- C**
- CABOT BLVD EAST (T-758) - E3
 - CABOT BLVD WEST (T-760) - E2
 - CANAL RD (T-716) - H7
 - CANTERBURY RD (T-496) - E2
 - CARPORT DR (T-513) - F4
 - CASHTOWN RD (T-741) - E5
 - CEAR LN (T-460) - D7
 - CENTENAL DR (T-775) - J5
 - CENTRE STREET (T-534) - D3
 - CHAMBERLIN WAY (T-622) - F6
 - CHATHAM RD (T-632) - F4
 - CHelsea DR (T-507) - D3
 - CHelsea PLAZA (T-508) - D4
 - CHESTER LN (T-508) - D4
 - CHESTERTON RD (T-431) - D3
 - CHILTON COURT (T-773) - D4
 - CHESINA COURT (T-678) - E4
 - COHART WAY - H1
 - COLLINGSWOOD RD (T-512) - C4
 - COMMERCE BLVD - D3
 - CORBIN LN (T-462) - C7
 - COVENTRY RD (T-494) - D3
 - CURTIS DR (T-469) - H5
- D**
- DEAN SEEVERS PL (T-805) - H10
 - DECOI DR (T-625) - J5
 - DEVON LN (T-495) - D4
 - DEVER BLVD - H1
 - DORWOOD CT - H5
 - DOONE PLACE (T-510) - D4
 - DOONE RD (T-508) - D4
 - DUNBURY RD (T-633) - E6
 - DUNEDIN DR (T-637) - E4
 - DUNHAM COURT (T-782) - D4
- E**
- EAST LN (T-665) - E6
 - EAST POST RD (T-370) - J8
 - EAST TRENTON AVE - G5
 - EAST TRENTON RD - G7
 - EAST LN (T-473) - E7
 - EDGEMONT DR (T-517) - F4
 - EDGEMONT DR (T-550) - E7
 - ELBOW LN (T-377) - G4
 - ELDERBURY DR (T-564) - C6
 - ELDRIDGE RD (T-680) - E5
 - ELDRIDGE RD (T-722) - E5
 - ELLERSIE RD - D6
 - ELM LN (T-611) - E7
 - ELMWOOD LN (T-511) - D4
 - ELMWOOD LN (T-549) - E8
 - EMER LN (T-547) - C7
 - EMERALD LN (T-548) - E6
 - ENTERPRISE AVE (T-804) - E6
 - EVENTIDE LN (T-664) - D6
 - EVENTIDE PLACE (T-663) - D6
 - EVERGREEN LN (T-554) - E7
 - EVERTON LN (T-612) - E6
 - EXIT LN (T-555) - E6
- F**
- FAIRFAX RD (T-503) - E4
 - FAIRFIELD RD (T-681) - E5
 - FAIRHURST RD (T-723) - F6
 - FALLINGTON TULLYTOWN RD - F6
 - FEDERAL LN (T-793) - H5
 - FERRY RD (T-727) - I7
 - FIFTH ST - J8
 - FIRST ST (T-674) - E8
 - FLETCHER DR (T-759) - G4
 - FLORAL DR (T-729) - G4
 - FRANKLIN AVE (T-730) - G6
- G**
- GALLIA RD - D5
 - GEORGEY RD (T-784) - H7
 - GILBERT DR (T-762) - G4
 - GLENNAR CIRCLE (T-683) - E5
 - GLENNAR DR (T-682) - E5
 - GLUSTER RD (T-540) - F4
 - GOSBEL COURT (T-717) - D4
 - GREENWOOD RD - J5
 - GULFORD RD (T-515) - F4
- H**
- HAMILTON AVE (T-477) - J5
 - HANFORD RD (T-684) - E5
 - HARVEST PLACE (T-720) - G5
 - HEDGEROW DR (T-677) - H4
 - HEDGEROW TURN - H4
 - HIGHLAND AVE - F5
 - HILLTOP DR (T-711) - H4
 - HOSKINS ALLEY - H10
 - HOOD BLVD - D4
 - HOWLEY DR (T-704) - H4
- I**
- INDEPENDENCE DR (T-774) - H5
 - IRIS DR (T-708) - E5
 - INTERIOR RD - I10
 - ISLAND ST (T-703) - J8
 - IVANHOE COURT (PRIVATE) - C3
- J**
- JAY DR (T-671) - I5
 - JENNIFER DR (T-796) - H5
 - JENSEN DR (T-787) - G6
 - JULIET DR (T-797) - H5
 - JUSTICE LN (T-792) - H4
- K**
- KAVANAUGH DR (T-707) - D5
 - KENT AVE (T-674) - H4
 - KIRBY DR (T-685) - H4
 - KRESSE DR (T-758) - H7
- L**
- LADY AVE (T-675) - F8
 - LACROSSE ST (T-628) - D5
 - LAFAYETTE AVE (T-628) - J5
 - LAKESIDE DR NORTH (T-584) - D7
 - LAKESIDE DR (T-588) - D7
 - LAKESIDE DR (T-622) - D8
 - LAURA WAY (T-788) - G4
 - LAURENCE DR (T-529) - G8
 - LEBBIE LN (T-504) - E4
 - LEBBIE LN (T-520) - D7
 - LESHA DR (T-789) - G4
 - LEVITON HWY - D7
 - LEWIS AVE (T-728) - I7
 - LIBERTY DRIVE (PRIVATE) - C3
 - LINCOLN CIRCLE (T-726) - E3
 - LINCOLN HIGHWAY - E3
 - LINCOLN LN (T-521) - D7
 - LINK LN (T-519) - D7
 - LIONS DR (T-696) - H4
 - LITTLE LN (T-523) - D8
 - LOCUST LN (T-524) - D8
 - LOUISE DR (T-613) - C5
 - LOWER MORRISVILLE RD - C5
 - LYNN AVE (T-617) - E8
- M**
- MAGNOLIA DR (T-558) - D6
 - MAGNOLIA PARK LN (T-587) - D6
 - MAIN ST (T-337) - D5
 - MAINTENANCE DR - H1
 - MAKFIELD RD (T-380) - H4
 - MAKFIELD TURN (T-731) - G5
 - MARTIN RD - G6
 - MARK ANTHONY COURT (T-795) - H4
 - MARK DR (T-687) - H4
 - MARTHA AVE - G6
 - MARTHA CIRCLE (T-763) - G6
 - MARTHA DR (T-705) - G4
 - MEDWAY DR (T-700) - H4
 - MILL CREEK PARKWAY (T-328) - D7
 - MILL CREEK RD (T-324) - E8
 - MOON DR (T-620) - F6
 - MOUNT AVE DR - H5
 - MUSKET DR (T-716) - H5
 - MYLANE (T-533,744) - H6
- N**
- NANCY CT (T-770) - G6
 - NANCY LN (T-608) - E7
 - NASTURUM LN (T-681) - E7
 - NATURE LN (T-590) - E7
 - NEARWOOD LN (T-586) - E7
 - NECARE LN (T-601) - F7
 - NEEDLELINE LN (T-597) - E7
 - NETTUNE LN (T-609) - E7
 - NETTINGROCK LN (T-600) - E7
 - NETTUNE LN (T-609) - E7
 - NEW FALLS RD - E5
 - NEW FORD HILL RD - D10
 - NEW FORD LN (T-660) - E7
 - NEW SCHOOL LN (T-607) - E7
 - NEWMERLY LN (T-598) - E7
 - NEWMERLY LN - H7
 - NICKELHILL LN (T-603) - E7
 - NOTTINGDALE LN (T-603) - E5
 - NOBLEWOOD LN (T-610) - E7
 - NORTH BUCKTOWN RD - D3
 - NORTH COUNTRY LN (T-686) - E8
 - NORTH OXFORD VALLEY RD - D2
 - NORTH OLDS BLVD (T-479) - F4
 - NORTH PARK DR (T-602) - E6
 - NORTH PARK PLACE (T-584) - E7
 - NORTH PARKWAY (T-584) - E7
 - NORTH TURN LN (T-595) - E7
 - NOTTINGHAM COURT (T-766) - J6
 - NOTTINGHAM DR (T-766) - J6
 - NUTMEG LN (T-604) - F7
- O**
- OAK LN (T-624) - F5
 - OLD LOVELL ST (T-578) - G5
 - OLD OXFORD VALLEY RD (T-808) - D2
 - OLD TYBURN RD (T-330) - G6
 - ORCHARD DR (T-791) - E5
 - OXFORD AVE - E5
 - OXFORD RD (T-470) - H5
- P**
- PAUM LN (T-541) - D7
 - PARK LN (T-531) - D7
 - PARKWAY DR (T-486) - C4
 - PAUL RD (T-688) - H4
 - PEACEFUL DR (T-698) - H4
 - PEAKTHREE LN (T-530) - D7
 - PEARREE LN (T-542) - D7
 - PENNY LN (T-530) - D7
 - PENN LN (T-621) - F6
 - PENN VALLEY DR (T-701) - E5
 - PENNS GRANT DRIVE (T-791) - H5
 - PENNSBURG RD - E1
 - PENNSYLVANIA AVE (T-623) - F4
 - PENNSYLVANIA AVE - I7
 - PIN LN (T-624) - D7
 - PINELAKE PARK (T-693) - D7
 - PINEWOOD DR (T-548) - D7
 - PLACEMENT RD (T-708) - D4
 - PLAZA BLVD - J5
 - PLEASANT LN (T-533) - D7
 - POST LN (T-438) - D7
 - POND LN (T-534) - E7
 - PORTER LN (T-544) - D7
 - PORT LN (T-527) - E7
 - POST LN (T-528) - D7
 - PRIMROSE LN (T-543) - D7
 - PROGRESS DR (T-803) - H9
- Q**
- QUEEN ANNE CT (T-761) - F3
 - QUEEN ANNE DR (T-497) - E4
- R**
- RALEIGH WAY (T-783) - D4
 - RAMP "A" - E2
 - RAMP "B" - E2
 - RAMP "C" - E2
 - RAMP "D" - E2
 - RICE DR (T-638) - F8
 - RICE DR (T-732) - G4
 - RITA DR (T-676) - E4
 - ROBINWOOD DR (T-785) - G6
 - ROEBLING RD - H12
 - ROCK RUN RD (T-777) - G6
 - ROCK AVE (T-616) - H4
 - ROSE AVE - F8
 - ROULE AVE - F8
 - RUE COURT - F5
- S**
- SALEWAY AVE (T-778) - G5
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 - YORKSHIRE RD (T-487) - C4

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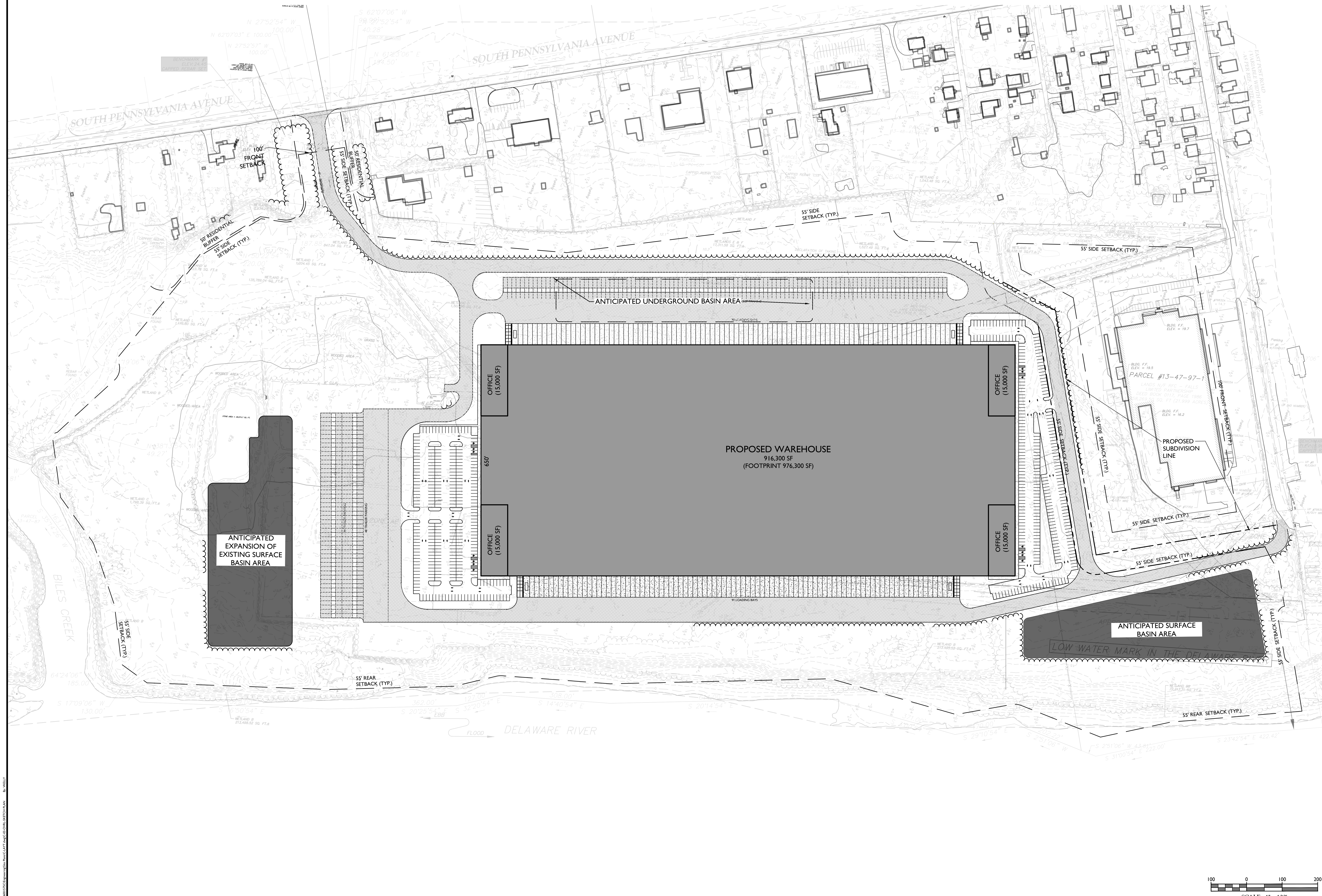
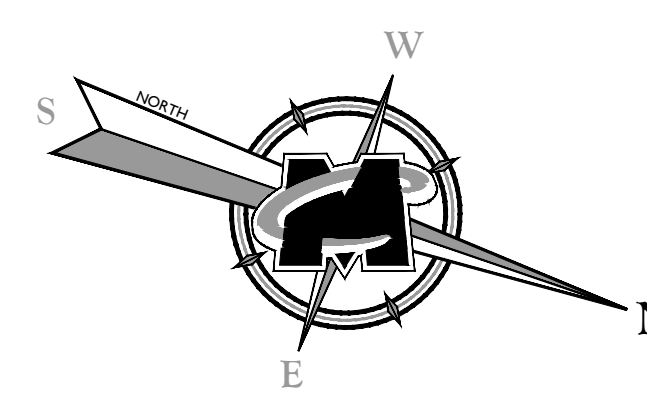
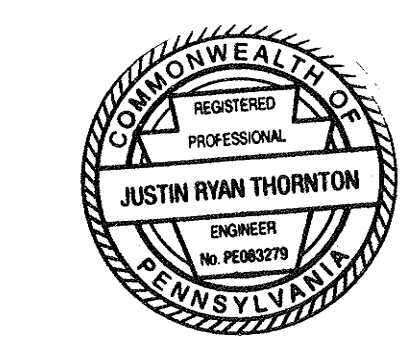
■ COLORADO

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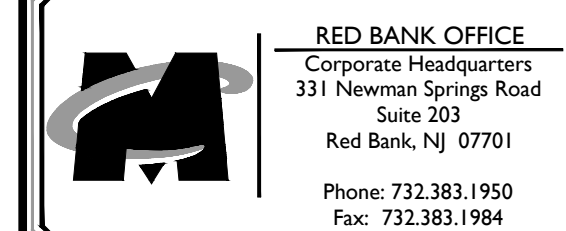
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Justin Thornton
JUSTIN R. THORNTON
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SKETCH PLAN
FOR
STALWART
MORRISVILLE

PARCELS
#13-47-95, #13-47-96,
#13-47-97, & 13-47-97-1

TOWNSHIP OF FALLS
BUCKS COUNTY
PENNSYLVANIA



SCALE: AS SHOWN	DATE: 4/23/2020	DRAWN BY: LMc	CHECKED BY: VK
PROJECT NUMBER: 140210000		DRAWING NAME: PLAN	

SHEET TITLE:
OVERALL SKETCH PLAN



KSS ARCHITECTS

Project No. 2019-22791 | April 06, 2020
kssarchitects.com

ENTRY VIEW RENDERING
Stalwart Equities
Ridgefield





KSS ARCHITECTS

Project No. 2019-22737 | April 06, 2020

kssarchitects.com

DOCK WALL RENDERING

Stalwart Equities

Glendale Ave





KSS ARCHITECTS

Project No. 2019-22737 | April 06, 2020

kssarchitects.com

ENTRY VIEW RENDERING

Stalwart Equities

Glendale Ave



**TOWNSHIP OF FALLS
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP,
BUCKS COUNTY, PENNSYLVANIA,
AMENDING THE PROVISIONS OF THE
RD-1 (RIVERFRONT DISTRICT-1) ZONING DISTRICT**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Falls Township, Bucks County, Pennsylvania that the Zoning Ordinance is hereby amended as follows:

WHEREAS, Article X, Section 209-86 of the Falls Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 106909, authorize the Township of Falls to enact amendments to the Falls Township Zoning Ordinance;

WHEREAS, warehouse uses are currently not permitted in the RD-1 Zoning District.

WHEREAS, an applicant has proposed to allow warehouses in the RD-1 Zoning District, subject to certain regulations.

WHEREAS, the Board of Supervisors of Falls Township has determined that it is in the best interests of the municipality to adopt this Ordinance amending the Falls Township Zoning Ordinance.

WHEREAS, the Board of Supervisors of Falls Township has determined that this Ordinance is generally consistent with the Township's Comprehensive Plan;

WHEREAS, a public hearing was held for the purpose of considering this amendment to the Falls Township Zoning Ordinance; and

WHEREAS, the Board of Supervisors of Falls Township, after a public hearing, and after receipt of recommendations from the Falls Township Planning Commission and the Bucks County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to permit a warehouse use within the RD-1 Zoning District, and finds that such ordinance modifications are in accordance with the spirit and the intent of the Falls Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Falls Township, Bucks County, Pennsylvania that the Falls Township Zoning Ordinance is hereby amended as follows:

1. TEXT AMENDMENT.

SECTION 209-32.4.C(2) of the Zoning Ordinance is hereby amended to add a new subsection 209-32.4.C(2)(n) which reads as follows:

(n) Warehouse buildings, designed subject to the following:

- a. Warehouse buildings shall not be required to comply with the architectural design requirements of Section 209-32.4.J(4)(a) and 209-32.4.J(4)(b).
- b. Warehouse buildings shall not be required to comply with the requirement to provide a pitched roof and decorative roof elements per Section 209-32.4.J(4)(c), provided, however, that all HVAC equipment on the roof of the warehouse building shall be set back from the edge of the building and screened from view in a manner satisfactory to the Board of Supervisors.
- c. A property developed for a warehouse use shall not be required to connect its parking areas to adjacent properties.
- d. A property developed for a warehouse use shall not be required to design a coordinated pedestrian sidewalk system per Section 209-32.4.J(7)(a).
- e. Tractor-trailers, cargo boxes or other vehicles or structures meant to be transportable are permitted to be used in connection with a warehouse use in the RD-1 Zoning District, notwithstanding the provisions of Section 209-32.4.J(7)(b) and 209-34.F. The developer of a warehouse use in the RD-1 Zoning District shall be required to submit a parking and traffic circulation plan that shows, to the satisfaction of the Board of Supervisors, appropriate locations for the parking and storage of Tractor-trailers, cargo boxes or other vehicles or structures meant to be transportable as well as buffering from adjacent uses, as part of the land development approval process.
- f. The Board of Supervisors may reduce, by conditional use approval, the number of parking spaces required for warehouse uses that meet the following requirements:
 - i. are located in the RD-1 Zoning District;
 - ii. are located on at least 50 acres; and
 - iii. contain at least 500,000 square feet of leasable building area.

As part of the conditional use approval process, an applicant seeking a parking reduction under this paragraph shall submit a parking study from a licensed traffic engineer for the applicant (i) rendering an expert opinion that less than the required number of parking spaces is necessary to adequately service the proposed occupant(s) of the warehouse use, and (ii) providing credible data to substantiate this opinion. Such data shall include ITE information and surveys of one or more similar establishments. Tractor trailer long-term storage spaces and loading dock spaces shall not count toward the number of proposed parking spaces in the Applicant's parking study.

- g. Notwithstanding the limitations set forth in Sections 209-32.4.I(3) and 209-42.E., a warehouse use in the RD-1 Zoning District shall be permitted to have a continuous open driveway of up to 36 feet in width.

2. SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly state in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Council hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Council had advanced knowledge that any part would be declared invalid.

4. REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

5. RATIFICATION. In all other respects, the provisions of the Falls Township Zoning Ordinance, as amended, shall remain in full force and effect.

6. EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this _____ day of _____, 2020.

FALLS TOWNSHIP BOARD OF
SUPERVISORS

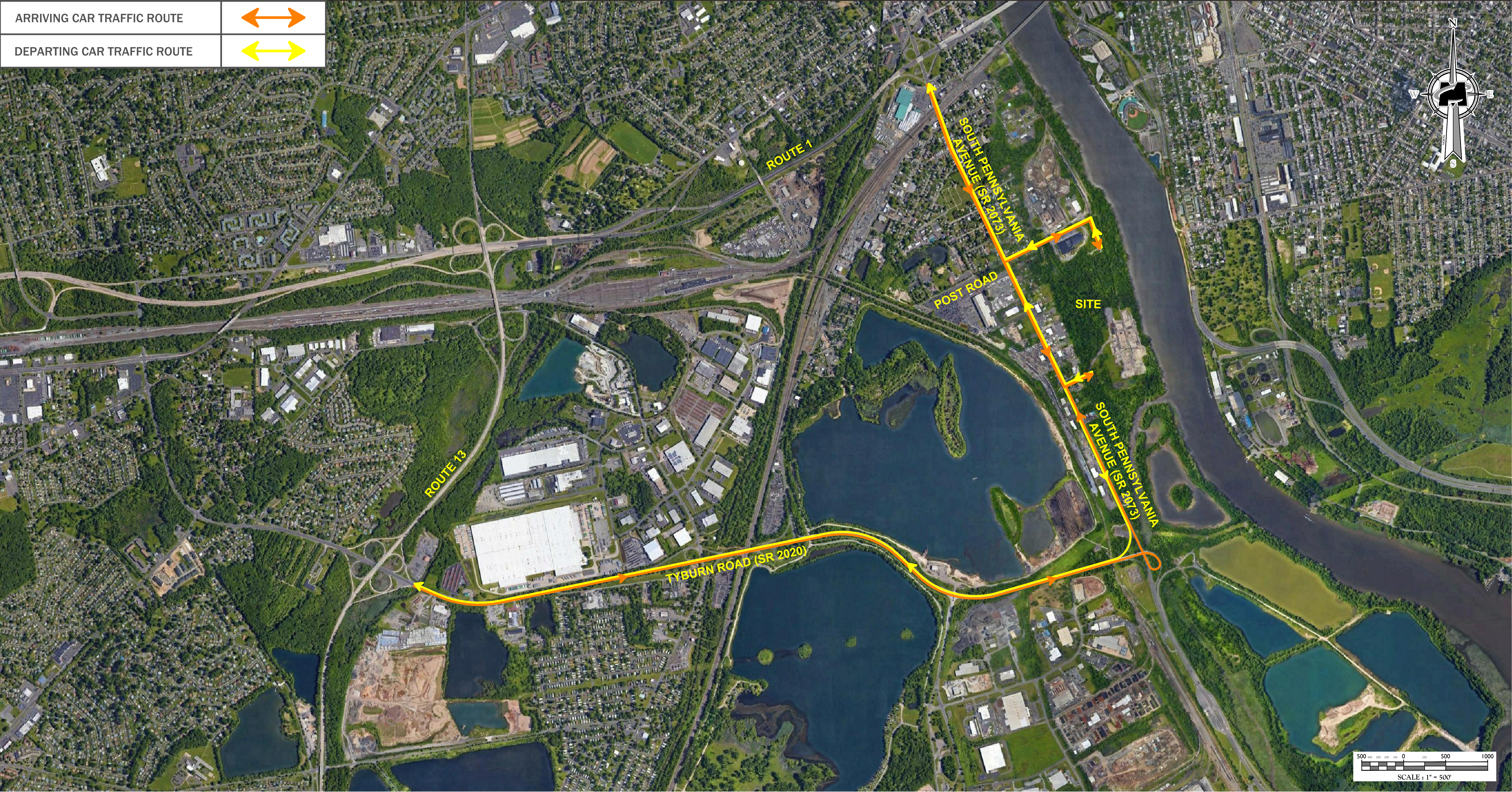
Attest: _____

Name: _____

Title: _____

By: _____, Chairman

PASSENGER VEHICLE CIRCULATION PLAN



June 15, 2020
MC Project No. 16001575C
Map Source: Google Earth dated 5/20/2019



TRUCK CIRCULATION PLAN

