

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
MARCH 23, 2021**

**Meeting commenced:** 7:00 p.m.

**Meeting adjourned:** 7:35 p.m.

**Members present:** Brian Binney, Ed Crohe, John Haney, Mary Leszczuk,

**Members absent:** Colin Henderson

**Also Present:**

**Representing KA @ Fairless:** Julie VonSprecklesen, Esquire, (Eastburn and Gray), Justin Geonnotti, P.E. (Dynamic Engineering), Mark Kessler (KA at Fairless Hills), Mike Rydell (Wawa)

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

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**Item #1: KA at Fairless Hills, 500 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-109; Zoned: HC; Owner: KA at Fairless Hills Conditional Use – to permit a motor vehicle fueling station associated with the 5,585 sq. ft. Wawa convenience store and to permit an accessory drive-thru facility**

Julie Von Spreckelsen, Esquire, presents the application. She recaps stating we were before this Board with a Minor Subdivision and a Re-zoning application in August 2020 to allow a 2.04 acre subdivision from the lot that was 15.3 acre at Arleans Avenue and Lincoln Highway. In addition, we sought a rezoning of that subdivided parcel from SC district to HC district. Based on your comments at that meeting, we made some design changes and went before the Board of Supervisors who granted the subdivision and rezoning applications. The next step was to obtain some dimensional variances for the Wawa building; we received those variances in December 2020. Thereafter, we submitted the Conditional Use application for the motor vehicle service station use and Preliminary Land Development application. Since that time, Wawa wanted to add a drive-thru capability on this new building. An accessory drive-thru is permitted at this location by Conditional Use.

We amended the original Conditional Use application to include this second conditional use for the accessory drive-thru use and both uses are before this Board tonight. The land development plans are not before you this evening.

Justin Geonnotti, P.E. goes through some of the design changes that were recommended in previous meetings with the Planning Commission (access points, designated turn lane, close off some of the drive aisle, creating an island to separate Wawa from existing shopping center, meet the Arleans ft. setback of 100 feet, adding landscaping, the changes needed for drive-thru [2 stacking lanes at the rear of the store, 2 order points which merge into one drive-thru and one pick up window and providing a full bypass lane], creating a full access driveway which would service Wawa and entrance to the shopping center).

Member Crohe asks if they have received permission from the owner to exit through the adjoining parcel.

Mr. Geonnotti states both parcels will be owned by KA at Fairless who will be leasing it to Wawa so we will have cross access agreements in place.

Member Haney asks if the entire parking lot IS going to be redone; the existing parking lot is terrible.

Mr. Geonnotti says for the most part the parking lot will be rebuilt.

Atty, Von Spreckelsen goes through the review letter from Jones Engineering Associates dated March 17, 2021 and indicates the changes have been made to plan and all items have been addressed.

Chairman Binney asks about the loading dock and truck deliveries (enough room to maneuver on lot without impacting parking spaces.)

Mr. Geonnotti responds land development will address these issues completely.

Chairman Binney mentions the stacking lanes, how several locations around this Township have stacking lanes that go out into the street. He states he believes the stacking lane should start at the place where you order with six cars at each lane. I do not feel your plan is adequate and will have cars stacking out onto the highway.

Mr. Geonnotti states the stacking lane is based on per window. The ordinance only requires 6 stacking spaces; we are providing 15. The reason why the stacking lane is so far back from the intersection is because we do not want stacking to go out into the street. Wawa does not do the drive-thru business of a Chic-a-filet.

Discussion occurs on the stacking issue.

Chairman Binney states the plans show a propane kiosk and an ice machine. Did you receive a variance for outside displays?

Atty. Spreckelsen responds no, we did not request a variance for outside displays.

Chairman Binney states he would like some of those drive aisles closed.

No public comment.

Chairman Binney makes a motion to recommend approval for the Conditional Use for the motor vehicle fueling station and recommend denial for the Conditional Use for the drive-thru as it is currently configured.

Member Crohe seconds the motion.

**All in favor 4-0. APPROVAL FOR CONDITIONAL USE FOR MOTOR FUELING STATION  
DENIAL FOR CONDITIONAL USE FOR DRIVE-THRU FACILITY**

**Motion carries.**

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**Item #2: Approval of Minutes**

Minutes from February 23, 2021 approved.

**All in favor 4-0.**

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**Meeting adjourned 7:35**