

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
APRIL 27, 2021**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:35 p.m.

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

Members absent: None

Also Present:

Representing Keystone Trade Center (NorthPoint): Michael McGinniss, Esquire (Begley Carlin), Greg Glitzer, P.E. (Gilmore and Assocs), Jeremy Michael (NorthPoint)

Representing Lincoln Highway Storage: Sarah Warner, Esquire (Prime & Tuval), Donald Haas, P.E. (Bogia Engineering), Mitch Feldman (Lincoln Highway Storage)

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

Item #2: KA at Fairless Hills, 500 Lincoln Highway, Fairless Hills – POSTPONED

Item #1: Keystone Trade Center Bldg 1 (NorthPoint), River Road, Fairless Hills; TMP #13-051-001; Zoned: MPM. Owner: NP Falls Township Industrial LLC. Minor Subdivision – create a separate lot for previously approved land development for Building 1

Michael Megenniss, Esquire, presents the application and states this is a minor subdivision for NorthPoint. We were previously before the Planning Commission for the preliminary and final land development for the construction of Building 1. We received approval from the Board of Supervisors on Building 1 on March 15, 2021. This subdivision application is necessary and is in conjunction with the construction of Building 1.

Chairman Binney states when he looked at the plans, he thought it was for a major subdivision. Are we only focusing on Page 8 of this submission?

Jeremy Michael states yes, we are submitting a major subdivision for what we are calling the lease parcels. There are a number of leases that will be separated onto lots. We submitted those at the same time. We were trying to give the Planning Commission an overall look at what we are attempting to do.

Atty. Meginnis states we will be before the Planning Commission hopefully next month on the major subdivision.

No public comment.

Chairman Binney asks Mr. Jones to ensure when this is recorded, it is just for the minor subdivision.

Mr. Jones concurs.

Member Crohe makes a motion to recommend approval of the Minor Subdivision application of Keystone Trade Center (NorthPoint), River Road, Fairless Hill, PA 19030, TMP #13-050-001, with two partial waivers of Section 191.52.1(C)(2) and 191.79(C)(3).

Member Haney seconds the motion.

All in favor 5-0. APPROVED FOR MINOR SUBDIVISION (BLDG. 1)

Item #3: Lincoln Highway Storage, LLC, 957 Lincoln Highway, Morrisville, PA; TMP #13-028-036; Zoned: HC. Owner: Brijesh Patel. Preliminary Land Development – Construction of a self-storage facility

Sarah Warner, Esquire, presents the application and states we are here requesting preliminary and final land development approval for Lincoln Highway Storage. The current property has a dilapidated structure from a former auto repair facility. Applicant is proposing to demolish the existing building and construct a multi-building self storage facility together with related site improvements, including parking, lighting and landscaping. The Zoning Hearing Board previously granted a use variance to permit a proposed self-storage facility as well as dimensional variances related to the permitted number of principal buildings, building coverage, front yard setback and parking setback.

Donald Haas, P.E. goes through the Township Engineer's letter.

Jones Engineering Associates Review Letter dated April 15, 2021

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

- 191-37(B) No less than 15 ft of open space between curb line and building
- 191-39(G) Sidewalk along property frontage
- 191-44(D) Grading minimum of 5 feet from property line

Discussion occurs about the construction of a retaining wall (how to build retaining wall without encroaching into the neighbor's property) and methods of stabilizing the soil.

- 191-52.1(B)(3) Steep slopes
- 191-52.1(B)(4) Woodlands
- 191-52.1(B)(8) Wetland Margins
- 191-78(C)(2) Partial waiver, subject t the Township Engineer's review.

Discussion occurs about the percentages allowed primarily for construction of the detention basin at the rear of the property, the topography of the property. We have created a management lease concept, in line with DEP guidelines, and describes this concept. Discussion occurs about the percentage of wetlands margin.

Member Haney asks if there is one fire hydrant for this property.

Mr. Haas states there are 2 – one at the rear of the facility and one in front of the facility.

Member Haney says the water line dead ends. If we open up one of those existing hydrants, we would lose all water pressure.

Chairman Binney agrees with Member Haney -- You're planning on taking water from a dead end water main that services the neighborhood behind this project and if something happens, there is no redundant backup. A

better loop would be to extend the water line to Old Lincoln Highway and connect to the water line in front of Truck Smart.

Chairman Binney makes the point of stating there is septic and well systems down this end of town so if you were to connect to Old Lincoln Highway, there would be others that would connect as well. This is probably the only opportunity to make things better for the health, safety and welfare of the people living in this area.

Mr. Haas asks if this is a project the Township is undertaking.

Chairman Binney says no, we are asking you to provide for the safety of the neighborhood and your property. We do not feel it is a solid loop for the water line to provide adequate fire protection.

Discussion occurs on this issue.

No public comment.

Member Leszczuk makes a motion to recommend approval for Preliminary Land Development of Lincoln Highway Storage, 957 Lincoln Highway, Morrisville, PA 19067, TMP #13-028-036, based on the Fire Marshal's letter of April 21, 2021, Remington Vernick's letter dated March 17, 2021, and Jones Engineering Associates letter dated April 15, 2021, with waivers requested for 191-37(B), 191-39(G), 191-44(D), 191-52.1(B)(c), 191-52.1(B)(4), 191-52.1(B)(8), and a partial waiver of 191-78(C)(2).

Member Henderson seconds the motion.

All in favor 3-2, Haney and Binney dissenting. APPROVED FOR PRELIMINARY LAND DEVELOPMENT.

#4: Approval of Minutes

Minutes from March 23, 2021.

All in favor 5-0. Minutes from March 23, 2021 approved.
