

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
AUGUST 24, 2021**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:40 p.m.

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

Members absent: Ed Crohe

Also Present:

Representing Levittown Car Wash: Augusta O’Neill, Esquire (Klehr, Harrison), Kristen Holmes, P.E. (Holmes Cunningham Engineering), Imran Malik (owner of car wash)

Representing First Ukrainian Evangelical Baptist Church: Mikhail Zavyazkin, PLS, Ioann Ustenko, Pastor and Slavik Perepelitsa (First Ukrainian Evangelical Baptist Church)

For the Township: Joseph Jones, Township Engineer, P.E., and Diane Beri, Recording Secretary

Item #1: Levittown Car Wash, 8601 New Falls Road, Levittown, PA 19054; TMP #13-018-003-004; Zoned: NC. Owner: Levittown New Falls 8601 LLC. Preliminary Land Development – redevelop the previous gas station / car wash for a new car wash facility

Augusta O’Neill presents the application and states the property currently has a gas station with a convenience store and a car wash. We have received zoning approval for the construction of the building to increase the size of the car wash and reduce the size of the convenience store.

Member Binney asks if the applicant can explain how the car wash is going to function, how the three lanes are going to function and how many cars will be in the car wash at any given time.

Kristen Holmes states the buildings are shown in brown on the plans. The building to the rear is the existing car wash facility and the convenience store with canopy for the gas tanks that currently exists. The car wash facility will be extended in length, both in front and rear, along the length of the building, to allow for modern day car wash technologies. The convenience store will be used as an accessory office for employees only to operate and use the facility. The canopy will remain and will be covered vacuum spaces for the use. Within this same area, all additional vacuum spaces for the car wash users to be able to use after they have gone through the car wash.

The property today contains four driveways – two driveways which exist on New Falls Road and two driveways that exist on Hood Boulevard. This project proposes to close the two driveways closest to the intersections. The project will have a one-way circulation throughout the property. It will be an entrance only driveway on New Falls Road that will maintain three car lane width for the car wash queue and stacking to get into the facility itself. The entrance on New Falls Road will contain the stacking straight back where there would be kiosks for the car wash facility for those to be able to pay and enter and then stack in a single line into the car wash building itself. There is a bypass lane prior to getting into the car wash (which circulates around the car wash building and out to Hood Boulevard) if someone chooses to not enter the car wash. As you go through the drive-thru car wash building, you can turn back into the site and access the vacuums that are in the central areas and exit out Hood Boulevard. Hood Boulevard will be an exit only and New Falls Road will be an entrance only.

Chairman Binney asks if someone wanted to come in and use the vacuums only, they could not – they would have to wait in line to go through the stacking lane and try and get to the bypass lane?

Ms. Holmes states they would have to go through the car wash, through the kiosks, prior to being able to access the vacuums. It is intended to be that way. The vacuums are not paid vacuums; it is a free benefit to those using the car wash itself.

Chairman Binney asks where the existing canopy is where the gas pumps currently are -- is the ability to drive still be there?

Ms. Holmes states there will be barrier to prevent people from being able to go through the vacuum into the stacking lanes. The only access to those stacking lanes will be through New Falls Road.

Chairman Binney states the existing convenience store will be used by employees only – the plans state it is a convenience store.

Ms. Holmes says they will be changing the wording on the plan revision. It is intended as an accessory office space for the employees.

Member Leszczuk asks if someone turned into the car wash by accident or forgot their money after entering the site, they would have to wait in the stacking lane? There is no means of egress other than going through the car wash?

Ms. Holmes states with this layout everything would be coming through into the facility into those stacking lanes to be able to bypass and not go through the car wash itself.

Chairman Binney asks after payment how the cars go into the car wash.

Ms. Holmes states they are gates that control access as well as employees standing at the front of the car wash entrance to help guide those patrons in the stacking lanes.

Member Haney asks if this will be a 24/7 operation or will they have certain hours of operation?

Ms. Holmes states they will have certain hours of operation.

Member Henderson asks if there is an option to open the arm to let someone into the bypass lane.

Imran Malik says there is a button on the kiosk that will reach out to an employee should someone require assistance.

Member Leszczuk asks how long it would take for a customer to leave the stacking lane.

Mr. Malik says it takes a minute and 20 seconds to wash a car and we can fit about 5 cars inside the building plus the stacking before it. Comparing it to my other operations, if we have 18 cars on the lot, from the 18th car it would take 20 minutes to complete the process.

Chairman Binney asks if he has another facility in Falls Township.

Mr. Malik says no in Bristol Township at Bristol-Oxford Valley Rd and New Falls Road, approximately three miles from here.

Chairman Binney says there are other car washes in town and there are cars backed out into the highway – Rt. 1 by the Dunkin Donuts. Trenton Rd car wash is another example – backed out into the highway. I am very concerned this will happen here. If it does, they will back out into the driveways for the Dunkin Donuts and Rita’s Water Ice.

Mr. Malik says both car washes mentioned are touchless car washes – they can only wash one car at a time – it is not actively moving. In this case, this is an express car wash where the cars are constantly moving.

Member Haney asks if you are limiting the egress out to a right turn only on Hood Boulevard. I think a left turn at the exit only would be dangerous.

Ms. Holmes states we’ve been coordinating with PennDOT and they have requested a left turn restriction out of the Hood Boulevard exit during peak hours. Left turns would be permitted during off peak hours and would not be permitted during peak house. The peak hours of this facility during week days are between 11:00 am and 1:00 p.m.

Member Haney says this location is besides the high school. The right and left turns are limited during that time frame. I would hope we are only going right, even in off peak hours. Between the high school and Burger King, not exiting right would cause major issue.

Review letter of Jones Engineering Associates dated August 17, 2021

All items (including zoning comments) are a will comply, except for the following:

- 191-36(D) Requesting a waiver – to allow less than 12 ft. from the property line for the driveway
- 191-37(B) Requesting a waiver – allow less than the 15 ft. from parking facilities and office building as well as the 5 vacuum spaces within that 15 ft.
- 191-44(D) Requesting a waiver – agreeing to temporary construction easements
- 191-48(A) Requesting a waiver – street trees along all of the streets
- 191-62(B) Requesting a waiver – not widen New Falls Rd and Hood Boulevard
- 191-78(C)(2) Requesting a waiver from providing the overlap of 200 ft. in surveyed information
- 191-78(C)(5) Requesting a waiver regarding vertical datum of survey information

Member Haney asks if the site will be accessible to the fire dept. after hours should an emergency arise. Will there be a knox box on the gates?

Mr. Malik states at night we lift the gates after closing for the night, so a small vehicle can go through, but not a fire truck.

Joseph Jones says if the Planning Commission authorizes the project, we will correspond to PennDOT the Planning Commission’s concern for the turning movements onto Hood Boulevard. Also, we will review the plan thoroughly with the Fire Marshal and applicant will comply with whatever the Fire Marshal deems appropriate.

Discussion occurs about the width of the driveway off of New Falls Road (received variance for the width of the driveway), the stacking lanes and maneuverability and circulation into the bypass lanes.

No further Board comments.

No public comment.

Member Henderson makes a motion to recommend approval of the Preliminary Land Development of Levittown Car Wash, 8601 New Falls Road, Levittown, PA 19054, based on the review letter of Jones Engineering Associates dated August 17, 2021, with waiver requests for 191-36(D), 191-37(B), 191-44(D), 191-48(A), 191-62(B), 191-78(C)(2), and 191-78(C)(5), Remington Vernick's review letter of August 12, 2021, and the Fire Marshal's letter dated July 20, 2021.

Member Haney seconds the motion.

All in favor 2-2 (Binney and Leszczuk dissenting).

APPLICATION IS DENIED.

Item #2: First Ukrainian Evangelical Baptist Church, 920 Trenton Rd, Fairless Hills, TMP #13-016-344-001 / #13-016-344-002. Owner: First Ukrainian Evangelical Baptist Church. Preliminary / Final Land Development – Phase 1 (bldg. addition & pavilion); Phase 2 (bldg. addition)

Ioann Ustenko, Pastor of the church, states they have over 250 members. We have many young families with children. We offer Sunday school, teen ministries and different events for both young and older members. Currently we have a nice sized property. We do not have enough classes and enough room to hold all the events with all the ministries. Today we are here on behalf of Phase 1 building project which is an addition in the back of the building.

Chairman Binney asks if Phase 1 includes the pavilion.

Mr. Ustenko says no, just the building addition.

Mikhail Zavyazkin states they just received the Township Engineer's letter . We will comply with everything except the stormwater management because we believe the zoning ordinance says if it's increased less than 5,000 sq. ft., we can be exempt from the stormwater management. Am I correct?

Chairman Binney states you are proposing two additions that are 3,200 sq. ft, by themselves.

Mr. Zavyazkin states, yes, but they are removing a lot of concrete. The addition on the back we are building on an existing impervious surface.

Joseph Jones states the pavilion, which is part of this approval, is also over a pervious surface; so between the building addition phase 2 and the pavilion which is on the plan, it would make the improvements over that exemption requirement.

Chairman Binney agrees with Mr. Jones. He agrees that the phase 1 is on existing impervious, but phase 2 is not. I'll let you work those details out with Mr. Jones. I won't support a waiver of stormwater management unless Mr. Jones makes that decision.

Slavik Perepelitsa states they can build a sidewalk, but the question is that this sidewalk will go to the neighbor's property, but there is no way to continue to the next street. It will end on our property so there's no way to build it to Vermillion Way.

Chairman Binney says there is sidewalk at the shopping center and you will add to that. Perhaps sometime in the future the Township could make the connection to Vermillion Way.

Discussion occurs about the need for a possible zoning variance (although plans can be revised to eliminate it).

Mr. Jones states we will work with the applicant's surveyor through the stormwater management. I do not see any issues.

No further Board comments.

No public comment.

Member Leszczuk makes a motion to recommend approval of the Preliminary and Final Land Development application of First Ukrainian Evangelical Baptist Church, 920 Trenton Road, Fairless Hills, PA 19030, based on Jones Engineering Associate's review letter of August 17, 2021, and Remington Vernick's review letter dated August 12, 2021.

Member Haney seconds the motion.

All in favor 4-0. PRELIMINARY / FINAL LAND DEVELOPMENT APPROVED

Item #3: Approval of Minutes

Approval of Minutes July 27, 2021.

All in favor 3-0 (Haney abstained). Minutes of July 27, 2021 approved.
