

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
APRIL 25, 2024**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:30 p.m.

Members present: Brian Binney, Daniel Everett, John Haney, Colin Henderson, Mary Leszczuk, Jesse O'Brien (alt), Paul Hartzell (alt)

Members absent: None

Also Present Representing:

Sunbelt Forest Products: Matthew Ross (Sunbelt Forest), Sean McGranahan, P.E. (VanCleaf Engineering), Timothy Duffy, Esquire (Hill Wallack)

Falls Township Fire Co. 1: Brian Binney, PLS (Anderson Engineering, a division of Pennoni), David Shanberg (Falls Twp Fire Co. 1)

For the Township: Douglas Waite, P.E. (Jones Engineering), Diane Beri (Recording Secretary)

Chairman Haney states the applicant M-Y Lane (application #2) has requested a continuance until the May meeting. Therefore, the application will not be heard tonight.

Item #1: Sunbelt Forest Products, 400 Rock Run Road, Fairless Hills, PA 19030; TMP #13-028-062-003; Zoned: PIP; Owner: UFP Real Estate LLC. Preliminary Land Development – Construction of a 95' x 90' addition, a 102' x 82' steel building and relocation of a 25' x 12 tote storage area.

Timothy Duffy, Esquire, presents the application and states this project was reviewed by this Board as a Sketch Plan previously. Sunbelt Forest Products operates a lumber pressure treating operation which same use has been at this location since 1984. The project involves reconstruction of an existing building on the exact footprint. The main aspect of the project is building a new building attached to the central building in order to facilitate increased output for the pressure treated lumber. We are asking for a recommendation of preliminary and final approval.

Sean McGranahan, P.E. continues and states on the east side of the building we will be demolishing and reconstructing a building in the same location. On the western side, there is a proposed steel building (90' x 95') which will cover an already existing impervious area. There will be stormwater management controls in the form of conveyance and parking along the front of the building to facilitate the addition.

Member Leszczuk asks if you will be increasing the number of workers with these additions.

Matthew Ross responds there are two cylinders inside the middle white part in between the two buildings. Currently, wood goes in one side and comes out the other. The building is open on two sides. The wood sits there and drips dry back into the building where the water is recollected. With the improvements, the wood goes in one side and comes out the same side and with the new addition, the wood goes in that side and comes out that side. This will double our capacity.

Chairman Haney states he appreciates the change in parking based our review of the Sketch Plan.

Member O'Brien says he went by the site today, and where there is parking on the plan, at the moment that area is full of ready-to-go products. Where will this product be stored, and will this area for parking even be able to exist? I also noticed a for hire sign – will there be enough parking?

Mr. Ross says currently we cannot meet the demand that we have in the summer months, so we treat all through our slow season to build up the amount of lumber – that’s why there’s lumber there now. If you drive by our facility in two or three months, we will have almost no lumber. This upgrade is necessary to meet our demand so we can do treat on demand. All that vehicle parking where the wood is located now will be clear and striped. We actually need less storage because we can treat what we are shipping.

Member Binney asks if the applicant agrees with the Township Engineer’s letter of April 18, 2004.

Atty. Duffy states that a few of the waivers are not applicable that were noted; everything else is a will comply. We do have our adequacy letter from Bucks County Conservation District. The only issue is with the stormwater management (the last comment). We have submitted the analysis and calculations to the Township engineer – no impact and everything is being treated adequately on our site. We have also obtained an NPDES permit.

Mr. McGranahan requests the following waivers:

191-8.B and 191-8.D	preliminary and final combined
191-31.A and 191-61	requesting sidewalks
191-37.B	Parking curblineline to the building
191-37.G(1)	parking spaces between landscape islands
191-37.G(4)	tree to be planted for every six parking spaces in single rows
191-38	lighting
191-48.A / 191-71	requiring plantings
191-78.C(2)	providing an aerial
191-78.D(14)	a lighting plan

The Traffic Engineer’s letter is a will comply.

Member Leszczuk makes a motion to recommend approval for Preliminary and Final Land Development for Sunbelt Forest Products, 400 Rock Run Road, TMP #13-028-062-003, based on Jones Engineering Associates’ review letter dated April 18, 2024 with waivers requested for Section 191-8.B, 191-8.D, 191-31.A, 191-39.G, 191-61, 191-37.B, 191-37.G(1), 191-37.G(4), 191-38, 191-48.A, 191-71, 191-78.C(2), 191-78.C(5), 191-78.D(14), Remington Vernick’s review letter of March 11, 2024 and any comments from the Fire Marshal.

Member Binney seconds the motion.

All in favor 4-1, Henderson dissenting.

APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #3: Falls Township Fire Co. 1, 310 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-081; Zoned: IN; Owner: Falls Township Fire Co. 1. Waiver of Land Development – building additions to increase the building area by approximately 2,755.1 sq. ft.

Member Binney states he is recusing himself as a voting member of the Board, since these plans were drawn up by his office. Jesse O’Brien will be the voting member on this application.

Brian Binney presents the application and states he is a professional land surveyor and introduces Dave Shanberg, a Trustee for the Fire Company. The parcel consists of approximately 1.54 acres where the front of the property contains the firehouse itself; the rear of the property is a stone yard which the fire company rents to other tenants. The fire company is planning to construct 2,786 sq. ft. additions – the additions are in several

places on the building. The additions are to accommodate future equipment the fire company has ordered and will be delivered. They also want to re-configure the interior of the building to better satisfy their needs. The fire company would like to construct one big addition to the south of the building and two smaller additions on the north side of the building just to square it off. Their current bunkroom will be expanded, their meeting room will be expanded, and the other part of the building will be reconfigured so they can add an additional bay to the front of the building for a full sized truck and add a bay to the south side of the building for their pickup truck sized vehicle. We have received zoning variances pertaining to mostly existing conditions having to do with the parking area and plantings and curbing and things of that nature which you typically see in a property of this nature.

We are requesting a few waivers.

Jones Engineering Associates' review letter dated April 18, 2024

- 191-78.C(2) Requesting a partial waiver to not provide the existing features within 200 ft
- 191-78.D(14) Requesting a waiver – lighting plan
- 191-78.D(20) Requesting a waiver – not plant buffers

Mr. Binney states they will comply with Remington Vernick's review letter.

Member O'Brien says he is concerned about the amount of space between the end of the handicapped parking space and where your firemen's parking would be. It looks to be about 25 ft. for the drive lane. Do you have any concerns about traffic if that area is full?

Mr. Binney states the drive lane and the parking spaces comply with the ordinance. They are the proper length and width, so no I do not have any concerns.

Member Henderson makes a motion to recommend approval for a Waiver of Land Development for the Falls Township Fire Co. 1, 310 Yardley Avenue, Fallsington, TMP #13-032-081, based on Jones Engineering Associates' review letter of April 18, 2024 with waivers requested form Section 191-78.D(14), 191-78.D(20) and a partial waiver for 191-78.C(2), Remington Vernick's review letter dated April 4, 2024, and any comments from the Fire Marshal.

Member Leszczuk seconds the motion.

All in favor 5-0 (O'Brien voted instead of Binney)

APPROVED FOR A WAIVER OF LAND DEVELOPMENT

Item #4 Approval of Minutes

Minutes for February 27, 2024

Approved 5-0.
