

**FALLS TOWNSHIP
ZONING HEARING BOARD
OCTOBER 8, 2024**

Hearing commenced: 7:04 p.m.

Hearing adjourned: 7:25 p.m.

Members present: Nastasha Raisley, Robert McTague, Lainey Striluk, William Kiernan, Chris Kilmer (ALT)

Members absent: Aaron Mackey

Also present: Keith Bidlingmaier, ZHB Solicitor; Matt Takita, Zoning Officer; Ed Neubauer, Code Enforcement; Edward McKenna, Court Reporter

Petition #1: Agile Cold Bucks LLC, Cabot Blvd., Langhorne, PA 19047; TMP #13-003-009-011 and #13-003-009-012; Zoned: OIP. Requesting the following dimensional variances to construct a 230,000 sq. ft. cold storage facility with associated loading and parking areas which is to be served by a new rail spur connection: Section 209-32.1(E)(3)(a) -- to allow a building height of 70 feet, where a maximum height of 50 feet is otherwise permitted; Section 209-32.1(E)(3)(d) --to allow a building coverage of 37.2%, where a maximum of 25% is otherwise permitted; Section 209-32.1(E)(3)(h) --to allow an impervious surface coverage of 65.8%, where a maximum of 60% is otherwise permitted; Section 209-34(E) -- to allow a guard house accessory building within the side yard setback; Section 209-42(E) -- to allow a drive width of 45 feet instead of the 30 feet which is allowed.

Atty. Bidlingmaier marks ZHB Exhibit 1 – 5 and Applicant Ex. A-1 (proof of neighbor notification)

Sworn in: John Ripple, Chief Development Officer of Agile Cold Storage
Edward Gleason, P.E., Project Engineer for Eustace Engineering

Bryce McGuigan, Esquire, presents the application and states there are two unaddressed, vacant lots along Cabot Blvd. Agile Cold Bucks is the equitable owner of the lots totally approximately 14-1/2 acres and they are zoned OIP. There is a rail line to the south of the property, and to the north is Route 1. We are proposing to construct a designated cold storage facility on the property (230,000 sq. ft.). It is a permitted use; however, we do require dimensional variances to construct the buildings. We are asking for a height variance – the permitted height is 50 ft. and we are proposing 70 ft. Industry standards for this type of business typically have building heights of 80 ft. because you need a little bit of extra space in order to accommodate certain automated storage and retrieval mechanisms. We are also requesting a building coverage of 37.2% instead of 25% and this is in keeping with the neighbors on either side of the development. We are also requesting allowable surface coverage of 65.8% instead of 60% because of the guardhouse which is necessary to provide security. Stormwater management has five separate basins. There are three surface basins and two sub-surface basins. The guardhouse (216 sq. ft) variance is requested because the guardhouse sets within the 50 ft. side yard setback. The driveway variance is necessary because of maneuverability and to facilitate two-way traffic of larger vehicles. These variance requests should not be detrimental to the adjoining parcels as they are large buildings as well.

John Ripple attests to Atty. McGuigan’s testimony and affirms it is accurate. He states between 90 and 100 people would be employed, stating they have operations in Claymont, Delaware, which will open in early November.

Edward Gleason, P.E. is accepted as an expert in civil engineering and attests to Atty. McGuigan’s testimony and affirms it is accurate.

No Board comments.

No public comments.

Member McTague makes a motion the application of Agile Cold Bucks LLC requesting dimensional variances from the following sections of the Falls Township Zoning Ordinances be GRANTED to construct a 230,000 sq. ft. cold storage facility with associated loading and parking areas which is to be served by a new rail spur connection: Section 209-32.1(E)(3)(a) -- to allow a building height of 70 feet, where a maximum height of 50 feet is otherwise permitted; Section 209-32.1(E)(3)(d) – to allow a building coverage of 37.2%, where a maximum of 25% is otherwise permitted; Section 209-32.1(E)(3)(h) --to allow an impervious surface coverage of 65.8%, where a maximum of

60% is otherwise permitted; Section 209-34(E) -- to allow a guard house accessory building within the side yard setback; Section 209-42(E) -- to allow a drive width of 45 feet instead of the 30 feet which is allowed at the property located at Cabot Blvd, Langhorne, PA 19047 as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kilmer seconds the motion.

All in favor 5-0. Motion carries.

7:25 p.m. Hearing adjourned