

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
OCTOBER 22, 2024**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:35 p.m.

Members present: Brian Binney, Daniel Everett, John Haney, Paul Hartzell (alt), David Coyne (alt), Jesse O'Brien (alt – non-voting member)

Members absent: Mary Leszczuk, Colin Henderson,

Also Present Representing:

Britton Industries: Michael Meginniss, Esquire (Begley, Carlin & Mandio), Edward Gleason, P.E. (Eustace Engineers), John Ripple (Agile Cold Storage -- Chief Development Officer)

For the Township: Douglas Waite (Jones Engineering Associates), Diane Beri (Recording Secretary)

Item #1: Agile Cold Storage, Cabot Blvd E (between 100 and 200), Langhorne, PA TMP #13-003-009-011 / #13-003-009-012; Zoned: OIP; Owner: Consolidated Rail Corp; Equitable Owner: Agile Cold Storage Preliminary / Final Land Development – Construct a 230,000 sq. ft. cold storage facility with associated loading and parking to be served by a new rail spur connection to the existing adjacent tracks

Michael Meginniss, Esquire, presents the application and states the two parcels are approximately 14-1/2 acres. South of the parcels are the rail lines and North of the parcels is Route 1. These parcels are within one of the industrial corridors within the Township. The applicant plans on constructing a 230,000 sq. ft. cold storage facility with associated improvements. The applicant received the necessary zoning variances at the October 8th hearing to construct the building. The applicant is in the industry already and has been successful in a number of locations. There are over ten sites which Agile operates nationwide, either fully operational currently or presently under construction. This site is unique and well equipped for the use because of the access to the rail line. This operation is a two shift operation with approximately 70 employees on the largest shift. There are truck / trailers associated with the use – approximately three to four trucks an hour. We are requesting waivers and will detail those shortly.

John Ripple continues and states we have a few buildings currently in the Atlanta area. This will be our second building in this market. We have a building in Claymont, Delaware, which we are just opening and will have a full operation by the end of October. This building would store frozen french fries / potatoes and cheeses coming from the Midwest and West Coast primarily by rail. We would then distribute to other food retailers here in the Northeast. In the Claymont plant, we are bringing imported meats, fruits and vegetables from overseas. This market is a different market, different customer base. All the people in the building would work for Agile Cold Storage.

Member Binney asks if you are getting the raw product and making french fries at the plant?

Mr. Ripple says we are getting french fries which are already frozen and already manufactured. They produce them on the West Coast, shipping by rail. They are frozen when we receive them. We hold them for a few weeks and we then send out orders to food retailers here in the Northeast.

Chairman Haney asks if they will do any blast freezing in this facility?

Mr. Ripple says likely not. We do at some of our buildings are export markets where we are bringing in product which is fresh. The products arriving at this location are already frozen and we are sending them back out frozen.

Chairman Haney asks if you will be shipping pallets and very narrow aisle (VNA) racking in the freezers using pit trucks – any conveyance in the building?

Mr. Ripple responds it is all VNA racking and VNA trucks.

Member Hartzell says he understands Agile has a fully automated location outside of Atlanta. Are you planning on becoming fully automated at this location.

Mr. Ripple says, not at this location. In Claymont, DE, in Phase 2 – it will be fully automated there. This one is a complete build out all with narrow aisle turret truck. That means there is a person onboard a forklift, inside a heated cab who drives the forklift.

Member O'Brien asks what type of fuel – hydrogen based, battery?

Mr. Ripple states they are all lithium-ion batteries.

Chairman Haney says he notices on the plans U.S. Agriculture has a spot listed in the drawings. Are they doing inspections?

Mr. Ripple says there is a U.S. Agriculture inspection. All the buildings we build we set them up for USD inspections, just in case, some point in the future, we bring in product that would require those types of inspections. It is not planned initially.

Chairman Haney asks if they have had discussions with TOFA regarding the sanitary sewer.

Edward Gleason, P.E., responds and states yes, we have been working with the sewer authority regarding the EDUs, getting the planning module application submitted. The water and sewer is only for bathrooms and general cleaning. The refrigeration systems are not part of that – just the condensation coming off the units going into the sanitary sewer.

Member Everett asks if the other locations are connected to rail systems.

Mr. Ripple says the building in Macon, GA, is connected by rail. This building's rail line is Conrail, served by Norfolk Southern and CSX.

Member Everett asks if the plant is running through the night.

Mr. Ripple says we run a day shift and a night shift. Sixty percent of the warehouse employees are on days; forty percent are on nights. There are office personnel, HR staff, engineering staff are days only. They are 10 hour shifts with two hours between shifts.

Chairman Haney asks if maintenance will be outside contractors or on site.

Mr. Ripple says we have our own maintenance staff; the forklifts are specialized and they are serviced by that company.

Atty. Meginnis itemizes the waivers requested:

191-8.B	Preliminary and final together
191-61	Sidewalk installation
187-12(K)	Concrete-lined spillway (Discussion occurs with Doug Waite and applicant regarding the concrete-line spillway)
187-13(B)(5)	18 inch minimum cover
191-52(1)(b)(8)(a)	Wetlands disturbance (Mr. Gleason details this waiver request)

All other items received in the review letters are will comply.

Member Everett makes a motion to recommend approval for Preliminary and Final Land Development for Agile Cold Storage, Cabot Blvd, Langhorne, PA 19047, TMP #13-003-009-011 / #13-003-009-012 based on Jones Engineering Associates' letter dated October 21, 2024, with waivers requested for Sections 191-8(B) (preliminary/final) , 191-61 (sidewalks), 187-12(K) (spillway with concrete liner), 187-13(B)(5) (minimum cover for spillway) and 191-52(1)(B)(8)(a) (wetlands), Remington Vernick's review letter dated August 16, 2024 and the Fire Marshal's letter dated May 30, 2024.

Member Binney seconds the motion.

All in favor 5-0. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #2: Approval of Minutes

Minutes for August 27, 2024.

Approved 5-0.

Meeting adjourned at 7:35 p.m.