

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 8:10 p.m.

Members present: Daniel Everett, John Haney, Colin Henderson, Jesse O'Brien, Paul Hartzell (alternate)

Members absent: Mary Leszczuk, David Coyne (alt)

Also Present Representing:

TJJ Properties: David Walasavage, P.E. (Pioneer Pole Buildings)

Pennsbury High School: Kellie McGowan, Esquire (Obermayer, Rebmann, Maxwell & Hippel); Michael Strohecker, Architect (KCBA Architects); Terry DeGroot, P.E. (Terraform Engineering LLC); Thomas Smith (Pennsbury School District)

Lower Bucks Homebuilders: Michael J. Meginniss, Esquire (Begley, Carlin & Mandio), David Boginsky, P.E. (Gilmore & Associates), Jamie McCafferty (Lower Bucks Homebuilders)

For the Township: Joseph Jones (Jones Engineering Associates), Lauren Gallagher (Clarke Gallagher Barbiero Amuso & Glassman Law); Diane Beri (Recording Secretary)

REORGANIZATION OF THE BOARD

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| Chairman: | John Haney |
| Vice Chairman: | Colin Henderson |
| Secretary: | Jesse O'Brien |
| Date and Time: | 4 th Tuesday of each month at 7:00 p.m. |

Item #1:TJJ Properties, 9240 E. Tyburn Road, Morrisville, PA; TMP #13-047-014; Zoned: HI-A; Owner: Theresa McCullough. Waiver of Land Development – Install a 50' x 65' (3250 sq. ft.) post frame garage

David Walasavage, P.E. presents the application and states the owners are present. He states this will be a maintenance garage for the existing building. There are no underground utilities on site; they have overhead electric to their existing office. There will be no bathroom or office in this new garage. It will just be for maintenance of vehicles. We are not requesting waivers. The Jones Engineering Associates review letter dated January 21, 2025 is all a will comply.

In response to a question from the applicant, Mr. Jones indicates the applicant would need an adequacy letter from the Bucks County Conservation District.

No Board questions.

No public comment.

Member Henderson makes a motion to recommend approval for a Waiver of Land Development for TJJ Properties, 9240 E. Tyburn Road, Morrisville, PA 19067, TMP #13-048-047-014 based on Jones Engineering Associates review letter dated January 21, 2025, with no waivers requested.

Member O'Brien seconds the motion.

All in favor 5-0. Motion carries. WAIVER OF LAND DEVELOPMENT APPROVED

Item #2 – Earle Co., 14 N. Steel Road, Morrisville

Chairman Haney says the applicant has requested a continuance on this matter and will not be heard tonight.

Item #3: New Pennsbury High School PHS West -- 608 S. Olds Blvd / PHS East - 705 Hood Blvd / Village Park -- 75 Unity Drive / TMP #13-015-175 / 13-015-175-001 / 13-018-003 / 13-018-003-001/ 13-018-003-003 / 13-018-003-005 / 13-018-003-007 / 13-018-022 / 13-018-025. Sketch Plan -- Construct a new high school and demolish the existing East and West High Schools, Village Park Elementary School and the M.O.S.T. Program building. Construction of a bus maintenance building and administration office. Construction of new driveways, parking lots and athletic fields. Project will be phased to construct the new high school while the existing schools are in operation.

Chairman Haney states this application is just a sketch plan. This Board will not be making any decisions or recommendations on the project. It will be opened up for public comment at the end of their presentation,

Kellie McGowan, Esquire, presents the application and states the applicant has submitted the sketch plan to receive the Township engineer's review of the project and get any recommendations. This is a redevelopment of the existing high school campus. We wanted to confirm zoning compliance, we wanted to confirm layout items, and we wanted to confirm any additional requirements or items which the Township engineer may be looking for in connection with this project. This is our first presentation to the Planning Commission, and no action is necessary by this Board at this time.

Atty. McGowan introduces Mike Strohecker from KCBA Architects, also Terry DeGroot from Terraform Engineering and Dr. Thomas Smith, School District Superintendent, as well as the principal of the high school, Reggie Meadows and multiple Board members in support of the project.

Atty. McGowan shows an image of the existing campus and describes the existing structures. This is a group of nine parcels. There is a small piece at the bottom of the screen (7 acres) located in the NCR zoning district -- we are not proposing any activities or development of the parcel (which is the wooded area behind the car wash). She shows the redevelopment plan. The two existing high school buildings will be demolished to bring all the students into one larger efficient building, driveways added, parking added, and some ancillary facilities.

Mike Strohecker states in addition to the two high school buildings being demolished, Village Park Elementary school and the auditorium will also be demolished once the new building is complete. There will be a total of 630,000 sq. ft of building space that will be eliminated and replaced with 497,000 sq. ft. He explains various renderings of the new building showing the entrances, driveways, cafeterias, where the prom will be held, etc. Landscaping will be discussed with their civil engineer. He shows some drawings showing the building height -- the building steps up and down depending on what is inside that building. For instance, the auditorium needs a higher space as opposed to a classroom. He shows elevations from different street angles. They are looking to use three different colored bricks for the exterior to break up the façade.

Atty. McGowan states the building plans have progressed well over the past few months and through review of the Sketch Plan, we are prepared to move into land development. We have gone through Mr. Jones' comments and have seen the slides regarding building height to confirm compliance. One other point regarding zoning is the dimensional aspect. We are improving the situation with regard to setbacks. Mr. Jones' letter states there is a buffer requirement of 20 ft. which our land development plans will show and that is in addition to the building setbacks. So, for 100 ft. front yard setback, you'll see a 20 ft. buffer, then you'll see your 100 ft. building setback starting from that 20 ft so the building will be 120 ft. from the street line from both Hood Blvd and Queen Anne. The actual square footage of impervious is being reduced with the new building.

Member O'Brien asks if there will be any lighting at the fields.

Atty. McGowan states yes, there will be lighting on the campus. We have not yet come up with a lighting plan. As you know, the existing stadium is lit. The lighting and landscaping plans will be prepared with land development.

Chairman Haney asks if you are removing any trees or going to plant more.

Atty. McGowan says we are planting a significant number of trees. There will be buffer plantings, street tree requirements in the Subdivision ordinance, and will confirm any tree removal. There will not be significant tree removal.

Mr. DeGroot says there will be some tree removal required. There are a lot of large evergreens on the property, some of which are old, which we will remove. We will comply with all the requirements for planting trees both around and on the site.

Chairman Haney asks if the sidewalks are going to be replaced in Fairless Hills, Vermillion Hills and the boulevards?

Atty. McGowan says yes, it is one of the things we talked about. That takes us into the traffic and the pedestrian connectivity, vehicle connectivity, and some of the new entrances, new sidewalk locations. We will be preparing a Traffic Impact Study, and the traffic engineer will review both the internal circulation (pedestrian and vehicle) as well as meet the requirements for the traffic study for the surrounding area.

Chairman Haney says the fire department uses the one fire hydrant on the site there now for our training. We recommend the redevelopment include the use for the fire department for the one fire hydrant.

Atty. McGowan says good, we understand.

Member Hartell asks if East and West will remain open during construction.

Atty. McGowan says yes, there will be a detailed phasing plan on the land development submission. It will take the Township through how that construction will work.

Chairman Haney asks if during the construction students will be moved to other schools.

Thomas Smith states East and West will continue as they are currently. There will be a construction fence which will go around the area, but East and West will continue to function as they do now.

Chairman Haney says his concern is the construction vehicles going in and out while there are school children on the site.

Mr. Smith says you will see it as part of the phasing plan. There will be a dedicated construction entrance, a dedicated construction parking, and there should be no interaction between contractors and students / staff.

Chairman Haney says this is a Sketch Plan and we are not making any recommendations. We do, however, value your opinions for public comment. I am limiting the time to two minutes. They will be coming before this Board again for the final vote. He asks the Township Engineer if there is a need for zoning variances.

Mr. Jones says no, there are no zoning issues.

Chairman Haney opens it up to public comment.

Public Comment

Jennifer Metzger, lives directly across the street from the school, expresses her displeasure with the time limit imposed, her concern with the building height because of the greenhouse and units on top of that roof, environment issues (air, water), floating slab (soil doesn't support it), noise during construction, building size (not big enough – same size as West building now), asking for considerations for air quality, noise, geology, water, and any of the natural resources being affected, health and safety issues, synthetic turf.

Edward Abrams, Lower Makefield Township, states the new building is too small (2,852 enrollment number / the sq. footage for the building is only for 2,800 people), expresses concern about the buses on Hood and S. Olds Blvd., a flood zone created when West building is removed, traffic issues (particularly the bike path and amount of people arriving in the morning between staff and students), price of the project too high (\$365 million), the community cannot afford the project as a majority of the tax base are seniors, and losing the funds from Waste Management in the next few years.

Wayne Bell, states he would like to see the emergency generator emissions, the processed hazardous materials, emergency response actions, alert systems summary, total trips for AEP facility, proposed condition levels of service, the site access plan, the land use zoning map, soils map, regional geology, surface water quality map, flood plain map, national wetland inventory map, aerial map, transportation network and site access plan, risk assessment radius in the surrounding sites. New building will be an eyesore, built on virgin land with no bedrock. Also expresses concern about environmental issues.

Ruth Michener, lives on Doone Road, expresses concern about the water and impervious surface coverages, if a new pool is included in the building (yes), asks if a permit was required for the first turf field (land development approval was given as

well as a NPDES permit; the other field would be part of this redevelopment now), questions about drainage, concerns about traffic and trash, suggests a dedicated paved pathway for the students for student safety.

Tim Daly, Lower Makefield Township, expresses concern about student safety during construction, building height of the auditorium, visual renderings shown were all misrepresentations not drawn to scale, 25 percent of teachers will not have a designated classroom (they will be working in mobile carts), the building is too small, start times will be changing and this Board should consider that, and traffic flow during construction.

Chairman Haney says this Board will receive more plans with traffic studies and further details. We will take your comments into consideration. We will scrutinize the plans and give our recommendations on what we can, and we appreciate all the comments.

No recommendation is needed as this was a Sketch Plan.

Item #4: Lower Bucks Homebuilders, Fallsington-Tullytown Road, Levittown, PA; TMP #13-042-342 through #13-042-351 (10 lots); Zoned: NC. Owner: ARD Investments, LLC; Equitable Owner: Lower Bucks Homebuilders. Preliminary / Final Land Development – Consolidation of 10 existing lots into one lot for installation of three contractor garages

Michael Meginniss, Esquire, presents the application and states there are ten lots (“movie lots”) which front on Fallsington-Tullytown Road and back up to Rte. 13. If approved, the ten lots would be consolidated into one parcel just under 51,000 sq. ft. We have received zoning variances for the use as well as some dimensional variances needed given the site constraints, the lack of depth of the lots, and the existence of the right-of-way to the rear. We are proposing three separate contractor garages – two of the garages would be approximately 4,725 sq. ft.; the other would be approximately 5,250 sq. ft. There are underground stormwater facilities proposed. The purpose is to lease these units to start-up or small business contractors, such as plumbers. There is no traffic; there are no parking spaces; there is a proposed one-way circulation coming in from one side and exiting on the other side. The units would be accessed by box trucks or vans, not large vehicles. There will be no offices inside any of the units. There is no exterior storage of materials (a zoning condition of approval). Due to the shallowness, one of the notes contains a comment regarding the woodlands disturbance (which is a waiver we are seeking). Even though we are proposing to remove a substantial portion of the woodlands, there is a significant buffer of vegetative foliage in the rear of the property which would remain and be undisturbed that is within PennDOT’s right of way.

David Boginsky, P.E., presents the plan and shows the existing conditions. All the lots are wooded and will be consolidated into one lot. There will be three contractor garages, with an access driveway with two access points on Fallsington-Tullytown Road. Both access points are a one-way driveway with an entrance only and exit only. Regarding stormwater management controls, we intend to construct a subsurface infiltration basin and discharging it to the southeast of the site which is where the existing stormwater goes in the existing condition. The garages will only be serviced by electric; there are no water /sewer facilities proposed. The applicant has received Bucks County Conservation District approval. We are in the process of obtaining a Highway Occupancy Permit from PennDOT. As far as the review letters from Bucks County Conservation District and the Traffic Engineer, they are all a will comply. Regarding the Township Engineer’s letter, on page 2 there is a note about screening for the dumpster. There will be no trash or refuse collection for the site. The contractors will take the trash with them.

Jamie McCafferty continues and states these contractor garages are different from other storage where you might keep home furnishings or personal belongings. These garages will be geared toward contractors who may have a helper and the contractor is working out of his home, storing materials in his garage or back yard or shed, with a work van or truck parked out front. This type of space is what allows that contractor to expand his business. There is not enough of this type of space out there today. The commercial real estate agent representing the seller says he is contacted frequently for this type of space. These contractors would be local contractors from Levittown, Falls Township, Middletown Township, Bristol Township.

Chairman Haney asks how close this will be to the baseball fields.

Mr. Cafferty states these three garages will be in front of the apartments. They do not stretch down as far as the baseball fields.

Chairman Haney expresses concern about the traffic with the baseball fields.

Mr. Cafferty states there are another 7-10 parcels which are undeveloped which did recently receive the same variances and will likely be pursued at some point in the future.

Member O'Brien asks about the lighting plan and how will this affect residents directly across the street.

Mr. Boginsky says the lighting plan is not provided in the plans here, but we will provide wall mounted lighting along the front of the garages to light up the proposed driveway. It is designed so it should not affect the residents.

Atty. Meginniss states there will be minimal noise with the natural screening in the rear and addition to the garages themselves.

Member Hartell asks if you would need to cut into the slope in the rear by Rte. 13.

Mr. Boginsky says the only area where we need to regrade is at the top right (southeast corner) and remove a small amount of trees. That would be the only area where regrading would be necessary in the right of way of Bristol Pike.

Member Hartell asks if you need to tie-in to the drainage on Rte. 13.

Mr. Boginsky says no, not directly. We are not affecting the culverts to the north; on the south, we are outletting our pipe to the property line. We are not touching the existing culvert that goes under Bristol Pike.

Member Everett asks if there will be any storage outside and any overnight parking?

Atty. Meginniss says no there will not – that was a condition of the zoning approval. No overnight parking either.

Member O'Brien asks about the stormwater plans, it shows both the north and south side are going to tributaries going into Mill Creek – any concern with environmental or pollution since the area will not be pervious any longer.

Mr. Boginsky says no. We discussed erosion and sediment controls with the Bucks County Conversation Distract and the Township engineer's office.

Mr. Jones says we will ensure the water quality requirements in our stormwater management requirements are met and the PennDOT Highway Occupancy Permit would have to include a drainage component since you are discharging into the PennDOT right of way.

Public Comment

Ruth Michener, Doone Road, asks if they can store equipment and vehicles (no exterior storage of either – they can park vehicles inside).

Jennifer Metzger, expresses concern about any flammable materials stored at the garages, like diesel or gasoline (no oil, diesel).

Chairman Haney says we can recommend putting a fire alarm system in and to follow the Fire Marshal's recommendation when he reviews the construction plan.

Mr. McCafferty says they would be happy to provide a fire protection system in the garages.

Member Henderson makes a motion to recommend approval for Preliminary and Final Land Development for Lower Bucks Homebuilders, Fallsington-Tullytown Road, TMP #13-042-342 through #13-042-351 (10 lots) based on Jones Engineering Associates review letter dated December 10, 2024, Remington Vernick's review letter dated January 27, 2025, and any recommendations from the Falls Township Fire Marshal.

Member Everett seconds the motion.

All in favor 3-2 (O'Brien and Hartzell dissenting.

APPROVED FOR PRELIMINARY/ FINAL LAND DEVELOPMENT

Item #5: Approval of Minutes

Minutes for November 26, 2024

Approved 5-0.

Meeting adjourned 8:10 p.m.