

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
FEBRUARY 25, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:55 p.m.

Members present: Daniel Everett, John Haney, Colin Henderson, Jesse O'Brien,

Members absent: Mary Leszczuk, David Coyne (alt), Paul Hartzell (alt)

Also Present Representing:

Starr Tours: Edward Murphy, Esq (Wisler, Pearlstine LLP), Justin Geonnotti, P.E. (Dynamic Engineering), Peter and Sandy Borowsky (owners of Starr Tours)

Metals USA: Michael Meginniss, Esq (Begley, Carlin & Mandio), Eric Clase, P.E. (Gilmore and Associates), Pat Frasca (Assistant General Manger of Metals USA)

Keystone Trade Center -Michael Meginniss, Esq (Begley, Carlin & Mandio), Eric Clase, P.E. (Gilmore and Associates), Jeremy Michael, (NP Falls Township Industrial)

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

Chairman Haney states that Levittown Lanes (Item #6) and Earle Co. (Item #3) projects have requested continuances and will not be heard this evening.

Item #1: Starr Tours, 394 Lincoln Highway, Fairless Hills, PA 19030, TMP #13-008-051, #13-008-051-00A; Zoned: HC; Owner: CAVA Companies. Conditional Use – Bus Transportation headquarters.

Edward Murphy, Esq., presents the application, and introduces the owners and the engineer for the project. The applicant intends to purchase this property currently owned by B&B Automotive. Starr Tours is relocating its entire operation from New Jersey to Falls Township. They will be owner occupiers of this space.

Peter Borowsky, owner, continues and states his wife (Sandy) and himself are third generation owners of Starr. Sandy's grandfather began the business 78 years ago. They serve Mercer County, Bucks County, Philadelphia. They are a travel and transportation company. They package and sell motor coach trips (e.g., 5 day trip to Cape Cod, Memphis or Nashville). Sandy and her team plot out the whole trip, places to stay and things to see. There are misconceptions when most people hear about us in that people think this is a bus facility with lots of buses coming and going. The type of work we do is over the road work – when the buses are out, they are out for a length of time (3 days, 5 days, cross country) – they are not at our facility very often. They do a lot of school use travel (College Break Bus brand) for student only transportation for 12 universities at break times and also pick up college kids from an airport and show them around for 4 or 5 days. It is not busses leaving every day at 9:00 a.m. They also have acquired a company called Eyre in Maryland and do the same thing down there, but all the corporate work will be done at this location because it is our headquarters.

Atty. Murphy presents the site plan and indicates where the current building sits, employee parking, location of the buses.

Justin Geonnotti continues and states we are maintaining the existing site as much as possible. This was formerly a dealership and auto body shop to a bus and maintenance facility. There is point of access off of Lincoln Highway which will be maintained (right out and full movement in to Lincoln Highway) and provides detail on the bus circulation in and on the site. There will be three maintenance areas which exist which will be reconfigured and repurposed for buses. We are proposing a limited addition off the front to house a full bus and wash it within the confines of the building. We will pave and re-stripe the parking lots accordingly.

Atty. Murphy stresses that any and all maintenance and washing of the vehicles will be inside – nothing will be outside other than vehicle storage.

Chairman Haney asks about hours of operation and if there will be customers parking overnight on site for the trips.

Mr. Borowsky responds office employees will be there 9:00 a.m. to 5:00 p.m. Pick ups generally occur 8:00 a.m. to 8:30 a.m. While this might be a pickup spot, this is not the only one we use. In terms of security we do like how well lit the property is currently. We will have cameras up to monitor the property and educate our customers about that.

Member Everett asks if there will be any kind of fuel stored.

Mr. Borowsky says yes, we have two 2500 gallon above ground fuel tanks and will work with the DEP for proper permitting of those tanks.

Member Henderson asks how many buses do you operate.

Mr. Borowsky responds, we have 22 Prevot HE-45 buses in service and 2 Temsa 35 passenger buses. These are high-end motor coaches.

Chairman Haney asks if the fence at the rear will remain (yes).

Member O'Brien asks if you will be limiting the idling of the buses in the lot (yes).

Chairman Haney clarifies there will be no left turns out of the site onto Lincoln Highway (correct).

No public comment.

Member Henderson makes a motion to recommend approval of the Conditional Use for Starr Tours, 394 Lincoln Highway, Fairless Hills, TMP #13-008-051, #13-008-051-00A, based on Jones Engineering Associates' review letter of February 19, 2025.

Member Everett seconds the motion.

All in favor 4-0. APPROVED FOR CONDITIONAL USE

Item #2: Metals USA, 50 E. Cabot Blvd., Langhorne, PA. TMP #13-003-008-007; Zoned: PIP. Owner: Metals USA Plates & Shapes, Inc. Preliminary / Final – Facility expansion – 70,390 sq. ft. building and a 31,500 sq. ft. open storage area under canopy, parking areas, associated utilities and stormwater management basin

Michael Meginniss, Esquire, presents the application and states this property fronts on Rte. 1 and backs onto the rail line. It is located in the PIP district. It is approximately 18.7 acres. Metals USA utilizes their site for inventorying and processing a range of stainless steel, carbon steel and aluminum materials. We received zoning variances in 2023 for building and impervious coverage. We requested 70% impervious surface ratio and a building coverage ratio of 53%. Those numbers have been reduced to 65.5% and 41.5% respectively. Metals USA has expanded their operations and has outgrown the existing structure over the last five to seven years. We are proposing the construction of a 70,000 sq. ft. new building (for steel storage) and a covered storage area of little bit over 31,000 sq. ft.

Eric Clase, P.E., continues and states there is an existing 235,000 sq. ft. bldg.. There is a 60 ft. space between the existing building and the new building. There will be a 1,800 sq. ft. bathroom / locker room between the two structures and then the 31,000 sq. ft. canopy. We are adding 48 trailer parking spaces and 16 car parking spaces. All new impervious will be captured in a detention basin.

Atty. Meginniss stated that along the Route 1 side, the vegetative buffer will remain.

Pat Frasca, Assistant General Manager, states we have 100 employees (60 are in the office / 40 are in the warehouse shop). We run three shifts, five days a week (Sunday night through Friday evening). We are a steel service center – we receive products from the mill (we don't manufacture anything), evaluate it for changes, and then ship it off to the user. We are like a Walmart for steel. You can get anything structural wise – steel beams, rebar angles.

Chairman Binney asks if you cut to size with shears.

M. Frasca says they don't have any shears, we do cut to size with hem saws for structural products, beams, angles, tubes, and then we have two plasma machines that cut steel plates into shapes per customer specs.

Member Everett asks if the steel will be stored inside.

Mr. Frasca says yes. The new 31,000 sq. ft. canopy will be open wall space for steel storage for plates. Everything else is inside.

Jones Engineering Associates review letter dated February 18, 2025

All items are a will comply, except for the following waiver requests:

- 191-31(A) curbing to be provided on both sides of the street
- 191-48(A) street trees to be planted along the sides of all streets
- 191-78(C)(2) partial waiver, subject to the Township engineer's approval

Member O'Brien asks if the Fire Marshal letter is a will comply (yes).

No public comment.

Member Everett makes a motion to recommend approval of Preliminary and Final Land Development for 58 Cabot Blvd. E, Langhorne, PA 19047, TMP #13-003-008-007 for the construction of a 70,390 sq. ft. bldg. and a 31,500 sq. ft. open storage area under canopy and parking areas, based on Jones Engineering Associates' review letter dated February 18, 2025, with waivers requested for Section 191-31(A), 191-48(A), 191-78(C)(2), Remington Vernick's review letter dated February 21, 2025, and the Fire Marshal's review letter dated February 14, 2025.

Member Henderson seconds the motion.

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

Item #4: Keystone Trade Center, 600 Ben Fairless Drive, Fairless Hills, PA; TMP #13-051-001-034; Zoned: MPM; Owner: NP Keystone Building 5, LLC and NP Keystone Building 6 LLC; Additional Owner: Mt. Olive Properties. Amended Final Plan -- Phase 2 -- Building 6 -- removal of access driveways, loading docks, parking areas, connection driveway from building 5 lot, revised parking areas, basin re-grading, revised utility connections, new access driveway points, and new security fencing and gate

Michael Meginniss, Esquire, presents the application and states the application is for an Amended Final Plan for Building 6. We received zoning variances in November 2024 with respect to an accessory structure setback in the front yard and a wider driveway. These changes are necessary because of the projected end user for the building to facilitate a data center use. The majority of the NorthPoint campus has been developed as spec warehousing. This portion was also approved as spec warehousing for a 1 million sq. ft. building. The layout of the building itself has not changed to the exterior. What has changed is some of the non-structural improvements, such as stormwater facilities, the parking areas, and the basin regrading. In discussion with the Township, it was decided to file this Amended Final Plan for Building 6 (part of the Phase 2 approval) rather than a field change. We are requesting a waiver of Section 191-37.E because of the security gate to allow a three ft. radius between lanes.

Eric Clase, P.E., continues and explains the changes between the original Phase 2 and this plan. The changes involve just Building 6. The changes were necessitated by the end user (not a warehouse use, but a data center). The loading docks originally approved have been removed from this plan and the plan now shows storage areas that are caged in around the building. There are some tweaks to stormwater basins for changes in grading around the building because there are no longer loading docks.

Jeremy Michael from NorthPoint asks if the Board has any questions (no).

No public comment.

Member Henderson makes a motion to recommend approval for the Amended Final Plan for Keystone Trade Center -- Phase 2 -- Building 6, 600 Ben Fairless Drive, TMP #13-051-001-03, based on Jones Engineering Associates' review letter dated February 18, 2025, with an additional waiver request for Section 191-37.E.

Member Everett seconds the motion.

All in favor 2-2 (O'Brien / Haney abstain)

Item #5: Keystone Trade Center, Sorrells Blvd (700 S. Port Rd), Fairless Drive, PA. TMP #13-051-001; Zoned: MPM. Owner: NP Falls Township Industrial, LP. Preliminary / Final Land development – Area 3 (Phase 3) – redevelop 247.08 acres in the KTC area for 12 buildings

Michael Meginniss, Esquire, presents the application and states Area 3 (Phase 3) was previously approved by this Board as well as the Board of Supervisors. This project is dramatically different than the original approved plan; therefore, we have resubmitted it in full for both preliminary and final land development. Phase 3 originally depicted four different warehousing and distribution spec facilities. The new plan shows 10 principal structures and some smaller structures which range between 112,250 sq. ft. to 217,454 sq. ft. The design of this is to facilitate the construction of a digital infrastructure campus, which is different than the spec warehousing/ distribution use originally approved. These structures would all be one or two stories high, there is a significant reduction in traffic which would be generated for this use. All of the zoning comments are a will comply. We do have a few waiver requests.

Eric Clase, P.E. continues and states the original plans had 4 buildings with perimeter basins for stormwater management; this new plan still has those basins with some tweaks to the plan. Circulation through the site is different because of the number of buildings. There is the same limited disturbance – it just a different end user.

Chairman Haney asks about the egress path of vehicle traffic between the buildings. Is there going to be golf carts, motor vehicles?

Mr. Clase responds it is motor vehicles.

Chairman Haney asks about the employee size.

Jeremy Michael states somewhere between 500 and 800 (although the end user information is highly confidential), substantially less than industrial. They are a different type of employee pool – skilled and technical type of staffing.

Member Everett asks about more power coming in?

Mr. Michael says yes, that's one of the unique draws to this site. There is a generation facility adjacent to this property. Fairless Energy operates a gas generation facility there. There is existing transmission at the site. Part of the legacy of the structure of the old steel mill is now put back into action. These campuses require a significant amount of water usage. So between the service water and the industrial weigh systems being present on site, we are able to re-use a lot of that infrastructure.

Discussion occurs further on this point.

Atty. Meginniss asks for waivers for sections

191-78.C(2)	partial waiver for existing features (previously approved)
191-52.1.B(4)(b)(2)	woodlands disturbance (previously approved)
191-52.1.B(3)(b)(2)	slope disturbance (previously approved)
191-52.1.B(3)(b)(1)	slope disturbance (previously approved)
191-31.A	32 ft. cartway width instead of the 36 ft. cartway width

Member Everett makes a motion to recommend approval for Preliminary and Final Land development for Keystone Trade Center, Phase 3, 700 S. Port Road, Fairless Hills, PA, TMP #13-051-001, for 12 new buildings, with waivers requested for Sections 191-31.A, 191-52.1.B(3)(b)(1), 191-52.1.B(3)(b)(2), 191-52.1.B(4)(b)(2), 191-78.C(2) with compliance to any recommendations by the Fire Marshal, Bucks County Planning Commission, and Traffic Engineer and the Township Engineer.

Member Henderson seconds the motion.

All in favor 2-2 (Haney / O'Brien abstain)

Item #7: Approval of Minutes

Minutes for January 28, 2025

Approved 4-0.
