

FALLS TOWNSHIP PLANNING COMMISSION 2024 ACTIVITIES REPORT

In accordance with Article II, Section 207 of the Pennsylvania Municipal Planning Code, below is a summary of activities of the Falls Township Planning Commission for the year 2024.

JANUARY

Reorganization

Chairman:	John Haney
Vice Chairman:	Colin Henderson
Secretary:	Brian Binney
Assistant Secretary:	Daniel Everett
Meeting:	4 th Tuesday of the month at 7:00 p.m.

There were three applications for consideration at the January meeting:

DANJA Tract, 110 Central Avenue, Fairless Hills (Waiver of Land Development)

The applicant is proposing an allocation of space to allow a leasehold for the applicant. The owner of the parcel operates at the property. The applicant wants to use the property to store long-haul trucking at the site. A zoning variance for this use was obtained in December 2023 with the stipulation no junk storage vehicles would be stored at the property. The leasehold created would be for one tenant, not a multitude of tenants.

The Planning Commission recommended approval for Waiver of Land Development.

Corco Chemical Corporation, 299 Cedar Lane, Fairless Hills (Minor Subdivision)

The applicant is proposing a minor subdivision. A subdivision was proposed a few years ago but did not receive a favorable recommendation from the Planning Commission. That former plan indicated a small, elongated stem would be created, thus making that stem unbuildable without numerous zoning variances. The solution was to sell that stem to the adjoining property owner so Lot 1 would be the existing parcel where the applicant is and Lot 2 is undeveloped. A variance was obtained for impervious coverage in early 2023 for Lot 2.

The Planning Commission recommended approval for a Minor Subdivision.

Sunbelt Forest Products, 400 Rock Run Road, Fairless Hills (Sketch Plan)

The applicant is proposing improvements to their existing business. There will be a 95' x 90' addition, a 102' x 82' steel building and relocation of a 25'x12' tote storage area. Sunbelt Forest Products treats pressure treated wood. The expansion would allow them to double their output so they can meet demand. The Board mentioned that a zoning variance will be required for some setback issues.

The Planning Commission did not make a recommendation as this was a Sketch Plan.

FEBRUARY

There were four applications for consideration at the February meeting:

Steven and Floyd Speranza, 347-355 Austin Drive, Fairless Hills (Minor Subdivision – lot line change)
The applicants are brothers who own contiguous lots, one lot being smaller than the other. There is a drainage easement and stream which bisects the property. Each brother maintains either side of the stream. They would like their property lines to reflect this arrangement.

The Planning Commission recommended approval for the Minor Subdivision (lot line change).

Lykon Invest Co., 201 Dean Sievers Place, Morrisville (Preliminary / Final Land Development)
The applicant wants to construct a 59,400 sq. ft. addition onto the existing building for their business. The business moves manufacturing machinery and equipment, and we also store that equipment for our customers. The applicant currently rents 70,000 sq. ft. at another location and will be losing that lease in 2025 which is the reason for the building addition.

The Planning Commission recommended approval for Preliminary / Final Land Development.

McGill Fairless Hills Composting, 1000 Tyburn Road, Morrisville (Amended Final Plan)
The applicant received final approval for land development in 2019 to construct a 125,000 sq. ft. facility for composting indoors with some accessory outdoor use. This plan is adding a dedicated maintenance structure for the workers, installing a 1,000 gallon above ground diesel tank, installing a designated bypass lane, installing another modular building for employees, installing a main gate and widening the dumpster enclosure area.

The Planning Commission recommended approval for the Amended Final Plan .

Keystone Trade Center – Lot 20 – 801 Dean Sievers Place, Fairless Hills (Amended Final Plan)
The applicant received final approval in November 2023 for a 276,000 sq. ft. manufacturing. Due to developments of obtaining access to the rail line and the potential tenant, the plans have been revised to construct two 120,000 sq. ft. structures – one structure will be a warehouse, and the other structure will be a refinery (but that use will be an approved use, no hazardous substances).

The Planning Commission recommended approval for the Amended Final Plan.

MARCH

There was no meeting.

APRIL

There were two applications for consideration at the April meeting:

Sunbelt Forest Products, 400 Rock Run Road, Fairless Hills (Preliminary / Final Land Development)
The applicant submitted a Sketch Plan for review in February for the Board. The applicant operates a lumber pressure treatment operation. 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 facility increased output for the pressure-treated lumber. Variances were granted at the March zoning hearing board for various setback issues.

The Planning Commission recommended approval for Preliminary / Final Land Development.

Falls Township Fire Co. 1, 310 Yardley Avenue, Fallsington (Waiver of Land Development)
The applicant is planning to construct 2,786 sq. ft. additions to the existing fire company. The additions are located in several places in the building. The improvements will re-configure the interior of the building, house future fire fighting equipment and expand their bunkroom and meeting room. Variances were obtained in April 2024 for this construction.

The Planning Commission recommended approval for the Waiver of Land Development.

MAY

There was one application for consideration at the May meeting:

Fkiaras (Cosmos), 980 Trenton Road, Fairless Hills, PA 19030 (Waiver of Land Development)
The applicant is planning to construct a 3,000 sq. ft. addition to the existing building. Two of their tenants (a karate school and dance academy) need additional space and would like to remain in this shopping center. This improvement will not impact on the Cosmos restaurant which is owned by the property owner.

The Planning Commission recommended approval for the Waiver of Land Development.

JUNE

There was one application for consideration at the June meeting:

MY Lane, LLC, M-Y Lane, Morrisville, PA 19067 (Preliminary / Final Land Development)
The applicant purchased this property in 2022 and the adjoining parcel of 80 M-Y Lane where the Falls Catering Hall is located. The applicant is proposing a two phased development. Phase 1 is for a bio-char operation with the appropriate stormwater management controls; Phase 2 would be the construction of a 20,000 sq. ft. warehouse. Bio-char is a clean carbon ash which utilizes an air burner which emits little to no smoke or ash into the air. Large stumps and other wood products would be burned in this air burner. There are no DEP requirements for this. The applicant is not producing mulch with this operation. The air burner reduces the volume of waste by 98%.

The Planning Commission recommended approval for Preliminary / Final Land Development.

JULY

There was no meeting.

AUGUST

There was one application for consideration at the August meeting:

Britton Industries, 4 M-Y Lane, Morrisville, PA 19067 (Preliminary / Final Land Development)
The applicant owns the parcel which involves the removal of the junkyard use on site. The use is for a storage operation for the laying of millings for storage of mulch and trailers related to the mulch business. The mulch is palletized bagged mulch. There is no structure on the property; The applicant received zoning variances in 2020 and has been actively pursuing permits through the DEP and a jurisdictional determination from the Army Corp of Engineers.

The Planning Commission recommended approval for Preliminary / Final Land Development.

SEPTEMBER

There was no meeting.

OCTOBER

Agile Cold Storage, Cabot Blvd E (100 to 200), Langhorne (Preliminary / Final Land Development)
The applicant is planning to construct a 230,000 sq. ft. cold storage facility with associated improvements. The applicant is in the industry already and with the rail line on the site makes this a good location for the business. The products arriving at this location are already frozen (mainly french fries / potatoes / cheeses). They then ship them out to other food retailers in the Northeast. The applicant received zoning variances related to the construction of the building in October.

The Planning Commission recommended approval for Preliminary / Final Land Development.

NOVEMBER

Lower Makefield Township Act 537 Sewage Facilities Plan; Special Study Sale of Sanitary Sewer System

The Pa. DEP requested Lower Makefield to notify and received approval from the surrounding municipalities of the sale of the sanitary sewer system because Lower Makefield's Act 537 Plan comes into Falls Township.

No recommendation was required.

SUMMARY

During 2024 the Planning Commission reviewed 1 special study, 2 minor subdivisions, 7 new land development or redevelopment applications and 3 waivers of land development. We also reviewed and commented on one sketch. The year 2024 was a relatively busy year for new development in Falls Township. The other applications were to expand existing or redevelop existing commercial properties around the Township. We are excited to see the expansion and upgrades over the next few years. In 2025 it appears the NorthPoint project will continue to expand. In 2024 we lost Brian Binney after many years of service to the Township. With this Jesse O'Brian moved from an Alternate to a Full Board Member. We are actively seeking a new alternate and the Board of Supervisors assistance will be greatly appreciated. We continue to be grateful to all the Township Staff who support us especially Diane Beri who always works to get me all the plans electronically. I am very grateful to all the members of the Planning Commission for their dedication and professionalism. I look forward in carrying this success into 2025.

Respectfully submitted,



John J. Haney, III, Chairman

Planning Commission

Dated: 20Mar2025