

Falls Township

TRANSMITTAL SHEET

DATE: *January 25, 2019*

TO: *PETER GRAY, TOWNSHIP MANAGER
RICH DIPPOLITO, FIRE MARSHAL
TOM BENNETT, CCEO & ZONING OFFICER
TOWNSHIP OF FALLS AUTHORITY
TOWNSHIP ENVIRONMENTAL ADVISORY COUNCIL
TOWNSHIP SHADE TREE COMMISSION ✓
TOWNSHIP DISABLED PERSONS ADVISORY BOARD*

FROM: *DIANE BERI, CODE ENFORCEMENT EXT. 201
PLANNING & ZONING*

RE: *PRELIMINARY LAND DEVELOPMENT – Elcon Recycling
Dean Sievers Place, Fairless Hills, PA 19030
TMP #13-051-001-005; Zoned: MPM*

*Construct industrial recycling facility with related buildings,
equipment and site improvements*

DATE SUBMITTED: 1-25-19

FOR YOUR REVIEW: X

FOR YOUR INFORMATION: _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue
Suite 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

LETTER OF TRANSMITTAL



Date: January 25, 2019
File No.: 12-07083
Reference: Elcon Land Development

VIA HAND DELIVERY

Peter Gray, Manager
Falls Township
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop Drawings/ Submittals Prints Plans Samples Specifications
 Copy of Letter Change Order Other

COPIES	DATE	NO.	DESCRIPTION
28	12-10-18		Land Development Plans
28	1-24-19		Land Development Application
5	Jan 2019		Stormwater Management Reports
1	1-18-19		Filing Fee
1	1-18-19		Professional Services Escrow Fee
5	2-15-17		Traffic Impact Study

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ___ copies for approval
 For your use Approved as noted Submit ___ copies for distribution
 As requested Returned for corrections Return ___ corrected prints
 For review and comment
 For BIDS DUE _____ 20 PRINTS RETURNED AFTER LOAN TO US

REMARKS:

On behalf of Elcon Recycling Services, our office is submitting the attached documents for review by the Township. If you have any questions, don't hesitate to contact me. Thanks. Erik Garton, P.E.

If enclosures are not included with this transmittal, kindly contact this office at once.

BUILDING ON A FOUNDATION OF EXCELLENCE

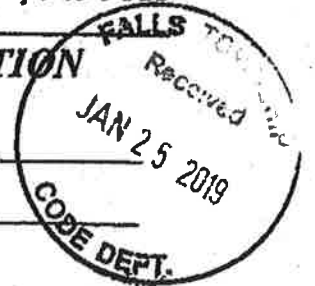
85 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
 184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
 425 McFarlan Road | Suite 102 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
 5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
 VanVleet Road and Mill Creek Road | 33 Mill Creek Road | East Stroudsburg, PA | 18301 | 570 421-7670 | 570 421-7687
 One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 820 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1780
 www.gilmore-assoc.com



Township of Falls

188 Old Lincoln Highway
Fairless Hills, PA 19030
www.fallstwp.com
(215) 949-9000
Fax: (215) 949-9015

LAND DEVELOPMENT/SUBDIVISION APPLICATION



NAME OF PROJECT: ELCON RECYCLING

ADDRESS OF PROJECT: DEAN SIEVERS PLACE

PROJECT INFORMATION:

Plan Status (check one): Sketch Plan Prelim. Plan Final Plan

Plan Type (check one): Minor Sub Major Sub Land Develop

Tax Parcel No. 13-51-1-5 Zoning District: MPM

No. of Proposed Lots/Bldg. 7 Area of Property: _____

Scope of Work: CONSTRUCT INDUSTRIAL RECYCLING FACILITY WITH RELATED BUILDINGS, EQUIPMENT & SITE IMPROVEMENTS

APPLICANT'S INFORMATION:

Owner(s): UNITED STATES STEEL Phone #: [REDACTED]

Address & Email: [REDACTED]

Equitable Owner(s): ELCON RECYCLING SERVICE Phone #: [REDACTED]

Address: [REDACTED]

Attorney: KIM FREIMUTH, Esq. Phone #: [REDACTED]

Address & Email: [REDACTED]

Engineer: ERIK GAJON, P.E. Phone #: [REDACTED]

Address & Email: [REDACTED]

Architect: TERRY JACONS, AIA Phone #: [REDACTED]

Address & Email: [REDACTED]

PLAN INFORMATION (NON-COMPLIANCE)

Note: All sections of the Falls Township Code which have not been met **MUST** be listed below. A letter requesting waivers of applicable sections with an explanation of why the requests are needed **MUST** be submitted with this application. If it is found during the review process that additional waivers are needed, all reviews will cease until the new waivers have been requested in writing.

Sections of the Falls Township Code that are not complied with:

Subdivision & Land Development (Chapter 191)

N/A

Zoning (Chapter 209):

N/A

8-1-17 ZONING CONSISTENCY LETTER ISSUED BY TOM BENNETT

Design Standards:

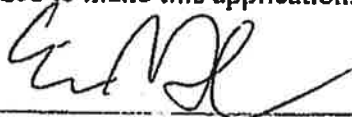
N/A

HAVE ANY VARIANCES BEEN GRANTED FOR THIS PROPERTY? Yes ___ No X
(If yes, indicate date granted and what for)

APPLICANT'S CERTIFICATION

I hereby certify that I am the (circle one) Owner/Equitable Owner/ Agent of this property and that I am authorized to make this application.

SIGNATURE: _____



DATE: _____

2/24/19

PRINT NAME: _____

ERIK GARTON

ADDRESS: _____



PHONE NO _____





Township of Falls

188 Old Lincoln Highway

Fairless Hills, PA 19030

www.fallstwp.com

(215) 949-9000

Fax: (215) 949-9015

NAME OF PROJECT: ELCON RECYCLING

ADDRESS OF PROJECT: DEAN SIEVERS PLACE

Pursuant to the Falls Township Code at Chapter 191, Section 8, Subsection C, Applicant hereby indefinitely waives the timelines associated with review process required for all submissions to the Planning Commission and Board of Supervisors. Applicant acknowledges that this written waiver can be revoked in writing at any time with at least 90 days' written notice to the Township Manager.

APPLICANT'S SIGNATURE:

AGENT

DATE:

1/24/19

**CHECKLIST
PRELIMINARY PLAN**

NAME OF PROJECT: ELCON RECYCLING

ADDRESS OF PROJECT: DEAN SIEVERS PLACE

WAIVER SOUGHT: (include written explanation)

N/A

General Submission (submissions must be in sets and plans must be folded)

- Application form (28 copies) attached to each plan
- Preliminary plan (28 copies)
- Fees: see Township fee schedule (application fee & escrow fees are required)
- Protective Covenants and Deed Restrictions (28 copies)
- Drainage Calculations (5 copies)
- Traffic Analysis (28 copies)
- Environmental Impact Statement (28 copies)
- Other (specify) _____

Drafting Standards

- Plan drawn to scale, one inch equals fifty feet or one inch equals one hundred feet
- Dimensions set in feet and decimal parts thereof and bearings in degrees, minutes and seconds
- Boundary line of subdivision or land development shown as a heavy solid line
- Plans on sheets either 18 x 24 inches OR 36 x 48 inches

General Plan Information

- Name of subdivision or land development
- Name and address of owner
- Name and address of the registered professional engineer, surveyor or architect responsible for the plan
- Present zoning classification
- Date, North point and scale
- Location map at a scale of not less than 800 feet to the inch showing the relation of the tract to adjoining property and to all streets, roads and municipal boundaries existing and to all streets, roads and municipal boundaries existing within 1,000 feet of any part of the property proposed to be subdivided or developed


Existing Features

- Complete outline survey of the property, showing all course, distances, area and tie-ins to all adjacent street intersections
- Location, names and widths of streets
- Location and names of railroads
- Location of property lines
- Names of adjacent owners
- 5 foot intervals with sufficient detail to show the course, structure and capacity of all drainage facilities and the method of drainages of the adjacent or contiguous properties shall be exact elevations about US States and Geodetic data
- Location and character of existing building and soil, species and sizes of large trees standing alone, the outline of all wooded areas, quarries, slopes over 15% marshy areas, areas subject to inundation and other data which may affect street or building layout.

Proposed Layout

- Layouts of streets, including name and width of street, alleys and crosswalks
- Layouts and dimensions of lots
- Arrangement of buildings and parking areas of commercial, industrial and multi-family developments
- Applicable zoning requirements and the location of zoning district boundary lines affecting the subdivision or development
- Reference to any land dedicated for public use or offered for dedication for parks, recreation areas, schools, widening of streets or other public uses
- For multi-family developments – the total number of dwelling units, number of buildings proposed, density, total number of parking spaces, building coverage and bedroom ratio
- For subdivisions -- the total area, number of lots, density, average and minimum lot size and proposed length of new streets
- Location and size of storm drains, sanitary sewers, culverts, water courses and all appurtenances thereof
- On site sewage disposal facilities
- Gas mains, water mains, fire hydrants, street lights, plantings, special structures and all other underground conduits or structure
- Plan for the surface drainage of the tract to be subdivided, including the impervious surface ratio
- Rights of ways and/or easements proposed to be created for all drainage purposes, utilities or other pertinent reasons
- Tentative typical cross sections and center line profiles or each proposed street.
- Plan of proposed plantings showing the general landscape treatment, including any required buffer strips. Plan shall designate open space ratio
- Where the preliminary plan covers only a part of the owner's building, a sketch shall be submitted of the prospective street layout for the remainder
- The words "Preliminary Plan -- Not to be Recorded"

- The above checklist has been prepared in accordance with Chapter 191 of the Code of the Township of Falls.


Signature

Date: 1/24/19

Print Name: ERIK CARLSON