

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
MAY 24, 2016**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:15 p.m.

Members present: Binney, Goulet, Hammer, Haney, Perry

Members absent: Miles, Rittler

Also present: Thomas J. Jennings, Esquire (Curtin & Heefner) and Eric S. Clase, P.E. (Gilmore & Associates) representing Hiossen, Inc. (Licensee – Nicolock Paving Stones, LLC)

For the Township: Joseph G. Jones, P.E. (T&M Associates); Tom Bennett, CCEO & Zoning Officer; Diane Beri, Recording Secretary

Item #1: Hiossen, Inc., 85 Ben Fairless Drive, Fairless Hills, PA 19030 TMP #13-051-001-020; Owner: Hiossen, Inc., Waiver of Land Development – allocation of space – proposed 2 acre lease

Thomas Jennings, Esquire, presents the application. He is counsel to Nicolock Paving Stones, LLC (“Nicolock”), which is the applicant. The property owner is Hiossen, Inc. Nicolock is a manufacturer and distributor of hardscape pavers (the kind of pavers that are interlocking), retaining wall material, driveways, etc. They are looking to develop their fourth manufacturing facility in Falls Township. Nicolock is currently negotiating with Hiossen for the acquisition of roughly 20 acres of property owned by Hiossen at KIPC. At a later date, we would be back for a request for subdivision and land development for a new facility. It would be a 20,000 sq. ft. facility, creating 30 full time jobs and would be part of the Nicolock network.

In anticipation of doing the larger project, Nicolock was seeking a small area to lay down some of their materials – “a mini-distribution point”. Hiossen was willing to extend a license to Nicolock for roughly 2 acres and that is why we are before the Planning Commission tonight – for the allocation of space. The use is temporary because Nicolock wants to build a bigger facility on 20 acres to the north. Once that happens, this 2 acre piece won’t be necessary.

T&M Associates’ Review letter dated May 18, 2016

Eric Clase, P.E., states that with regard to the zoning ordinance section about the trailer being in the front yard setback, we do not feel that a variance is necessary as this is a temporary trailer.

Member Binney states that the Planning Commission cannot grant variances.

Mr. Bennett states that it’s a temporary construction trailer on a 180-day permit, and it is not in the sight triangle, so a variance will not be required.

Mr. Clase asks if there is any problem with the 2-acre lease area being in the utility easement that is shown on the site.

Mr. Jones states that our letter requests that you show you have permission to occupy that space with your storage. In accordance with our letter, we are asking you to show the areas where you intend to store the blocks.

Atty. Jennings states he could provide a copy of the license.

All other items are a will comply, with the exception of the following:

- 191-38(A) Requesting a waiver – lighting improvements
- 191-48(A) Requesting a waiver – street trees
- 191-60 Requesting a waiver – iron pin corner markers
- 191-78(C)(2) Requesting a partial waiver, subject to adequate information for Township Engineer’s review

Member Binney asks if there will be other items stored, such as sand.

Atty. Jennings says no, it will just be the hardscape materials.

Member Goulet makes a motion to recommend approval for a Wavier of Land Development for Hiossen, 85 Ben Fairless Drive, Fairless Hills, PA 19030, TMP #13-051-001-020, based on T&M Associates’ letter dated May 18, 2016, with waivers requested for 191-38(A), 191-48(A), 191-60, and a partial waiver for 191-78(C)(2).

Member Hammer seconds the motion.

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

Item #2: Approval of Minutes

Motion to approve April 26, 2016 minutes.

All in favor 5-0.

Meeting adjourned 7:15 p.m.