

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JUNE 23, 2020**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:45 p.m.

Members present: Brian Binney, Edward Crohe, John Haney, Thomas Hughes, Mary Leszczuk

Members absent: None

Also Present: Edward Murphy, Esquire (Wisler Pearlstein) and Eric Clase, P.E. (Gilmore & Associates), representing J.G. Petrucci.

For the Township: Matthew Takita, AIA, MCP, Township Manager; Joseph Jones, Township Engineer and Colleen Kane, Associate Engineer (Jones Engineering Associates) and Diane Beri, Recording Secretary

Item #1: J.G. Petrucci Tract, Ben Fairless Drive & S. Penna Ave., Fairless Hills; TMP #13-051-001-028; Zoned: MPM. Owner: Hiossen Preliminary/Final Land Development – Creation of a 18.22 acre lease area for the construction of a 215,000 sq. ft. warehouse for the conveyance, distribution, processing, manufacturing, and storage of raw, semi-finished or finished materials and a 10,300 sq. ft. office building

Edward Murphy, Esquire, presents the application and states that we are proposing to develop the site for a 215,500 sq. ft. warehouse with a user yet to be identified. The goal would be to identify and permit a single user, if possible, to occupy the structure. That is our current marketing plan. We have received the various review letters from Jones Engineering, Bucks County Planning Commission, Remington Vernick and the Fire Marshal's office. We have updated and submitted our waiver letter to address one or two waivers which were not previously identified. Eric Clase is the project engineer.

Chairman Binney asks if this building will be built without an occupant? Or will they wait to have an occupant and then build it?

Greg Rogerson states that our plan is to build it on spec??

Member Hughes asks if this will be used by Hiossen? I thought they would be using the new building as they are a dental implant company.

Atty. Murphy answers no, Hiossen is the current legal owner of the property, but J.R. Petrucci is acquiring the stie from them for use by a tenant or user that J.R. Petrucci would later identify and permit to occupy.

Jones Engineering Associates' Review Letter dated June 3, 2020

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

191-30.I(4) Requesting a partial waiver – full Traffic Impact study (an abbreviated version is acceptable)

Chairman Binney asks how many trucks are there expected daily?

The estimated AM peak truck trip generation is 52 trips over 12 hours and the estimated PM truck trip generation is 55 trips over 12 hours.

191-36.D Requesting a waiver – maximum driveway slope of 5% (they will be 7%)

Discussion occurs about the driveway entrances and what is or isn't on this property.

- 191-41 Requesting a waiver – install Belgian block curbing instead of standard curbing
- 191-45.C Requesting a waiver – no permanent structures in an easement

- 191-52.1.B(3) Requesting a waiver – 85% of area of occupied steep slopes greater than 25% be preserved
(b)(2) needed to construct secondary access drive onto Ben Fairless Drive

- 191-52.1.B(4) Requesting a waiver – no disturbance of more than 20% of woodlands – needed to construct
(b)(1) secondary access drive onto Ben Fairless Drive

- 191-52.1.B(4) Requesting a waiver – no disturbance of more than 50% of woodlands – needed to construct
(b)(2) secondary access drive onto Ben Fairless Drive & other improvements

Chairman Binney asks if any of the steep slopes are in wetlands.

Mr. Clase states that they are not located in wetlands.

- 191-60.B Requesting a waiver – requires curbs & widening along streets

- 191-78(C)(2) Requesting a partial waiver – subject to approval of the Township Engineer

- 199-3.A Requesting a waiver – providing tree replacement

Mr. Clase states that per the ordinance caliper calculations, they are required to replace 493 trees. We are planting 54 trees (29 parking lot trees and 25 street trees). The rest of the site is made up of driveway, building, loading dock and basins so there is no more room for trees.

Chairman Binney states that it appears you are removing 132 trees. A compromise would be that whatever trees you are planting here, you can either give the rest of them to the Township or plant them some place else. I do not think you need to plant 493 trees, but I think you should at least replace the number of trees you are removing. Discount the caliper inches calculation – number of trees removed for number of trees replaced is what I would recommend.

Joseph Jones states that any shrubs you are planting should be credited to your tree count. Just for clarification, you can plant at a larger caliper to reduce the number of trees.

Member Leszczuk makes a motion to recommend approval for Preliminary and Final Land Development application for J.G. Petrucci Tract located at Ben Fairless Drive, KIPC, TMP #13-051-001-028, Zoned: MPM based on Jones Engineering Letter dated June 3, 2020, the Remington Vernick letter dated June 4, 2020, and the Fire Marshal letter dated February 25, 2020. Waivers are requested for the following sections: 191-36.D, 191-45.C, 191-52.1.B(3)(b)(2), 191-52.1.B(4)(b)(1), 191-52.1.B(4)(b)(2), 191-62.B and a partial waivers of 191-30.I(4) 191-41, 191-78.C(2) and 199-3.A.

Member Hughes seconds the motion.

All in favor 5-0. APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT.

Item #2: Approval of Minutes

Motion and second to approve minutes from February 25, 2020.

All in favor 5-0.

Meeting adjourned: 7:45 p.m.