

**TOWNSHIP OF FALLS  
BOARD OF SUPERVISORS MEETING**

**ROLL CALL:**

<b>JEFFRY E. DENCE, CHAIRMAN</b>	<b>PRESENT</b>
<b>JEFF BORASKI, VICE-CHAIRMAN</b>	<b>PRESENT</b>
<b>JEFFREY ROCCO, SECRETARY</b>	<b>PRESENT</b>
<b>BRIAN M. GALLOWAY, SUPERVISOR</b>	<b>PRESENT</b>
<b>JOHN PALMER, SUPERVISOR</b>	<b>PRESENT</b>

The continuation of the December 7, 2020 meeting was called back to order at 5 p.m. on December 14, 2020. All Board members were present. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, and Township Engineer Joe Jones.

**ITEM # 1 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON  
FORTY-FIVE MINUTE MAXIMUM**

There was public comment at the end of agenda item # 2.

**ITEM # 2 CONSIDERATION OF SKETCH PLAN PRESENTATION OF NP  
FALLS TOWNSHIP INDUSTRIAL – NORTHPOINT – TMP # 13-050-  
007, 13-051-001, 13-051-001-005, 13-051-001-016, 13-051-001-017, 13-051-  
001-018, 13-051-001-021, 13-051-001-022 AND 13-051-012**

Mr. Clarke told the board what they have in front of them is consideration of a master plan approval agreement. Last week when we had representatives from NorthPoint, they discussed redevelopment of the U.S. Steel site, they discussed a phased approach, they showed you what they are planning to do over the next 8-10 years, and they indicated they would be coming in early next year with land development plans for the first phase. What you have in front of you is similar to the development agreement that we do with every land development in the township but with this one, they want to cover certain things as it relates to the entire site not each individual project. Each time they want to develop a particular parcel or a project on a particular parcel, they will be going through the regular land development process. If it relates to zoning, they would have to go through zoning, they will deal with the Department of Environmental Protection, the Bucks County Conservation District, and they will have to go before our Planning Commission. This agreement lays out a broad overview of what that process will be. It acknowledges that the township has seen the master sketch plan. We have set certain timelines for plans to be reviewed. We spoke about the traffic study that needs to be done. It acknowledges that the parties will continue to negotiate a municipal services agreement. As of right now, our police do not patrol down there on a regular basis and we do not have any responsibilities regarding the roads or storm water. We are having conversations about a municipal services agreement and anything that the township would take on with respect to the site, NorthPoint would negotiate payment to

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the township. We may have something additional for the board to see early next year. As you know from last week, NorthPoint is making a substantial investment in this property, not just purchasing the property, and much of it is based on how the property is currently zoned. NorthPoint has asked for some additional language that says the township will not go and re-zone the property or make any significant zoning changes down there without giving NorthPoint a significant amount of notice and having certain discussions. Mr. Clarke said he does not anticipate rezoning this property but NorthPoint asked for those assurances. If you approve this agreement tonight, Mr. Clarke asks that you make it pending final solicitor review. The agreement is 95-98% done and there are no significant changes anticipated but his office and the office of Mr. Meginniss, the applicant's attorney, were exchanging this document over the past week so there may be some minor clean up things that we want to do but nothing substantial will change. Member Boraski asked if Mr. Jones could discuss from his end if he had any concerns. Mr. Jones said there were a couple of minor language edits that he sent to the solicitor's office. The waivers are typical for waivers that are usually granted down there. The applicant has agreed to work with them to nail down any regional storm water approach, so we are comfortable that the agreement is robust for us to meet those requirements. From his end, they are good to go. Member Rocco asked about item # 16 which is the traffic study. It sounds like they will do a traffic study for the overall site and only if there are significant alterations for this site are they required to do additional traffic studies. Mr. Clarke said he believes that is correct. Paragraph # 16 is one of the edits that they did today. It is now paragraph # 15 and yes, you are correct. Member Rocco said he is a little uncomfortable with just having one overall traffic study. Member Rocco said he works in the city and he gets off at 95, takes Rt. 1, then Rt. 13 to Morrisville. He hopes that area would be included in a traffic study because he thinks that is the route trucks would take to and from in this situation. If we have 10 to 12 tractor trailers at the top of the ramp on Rt. 1 and Rt. 13, it will be a mess getting on there. He would like to have the opportunity that should we see issues, we can ask for a traffic study. Mr. Clarke said we can. That paragraph indicates that they are to submit an overall traffic study and with each new development they should report on how it aligns with the original traffic study. If the township believes the traffic study is outdated or needs to be supplemented, we can ask for that to be done. This language was to prevent them from having to do a full-blown traffic study with each new development as long as it was in line with the original traffic study that was done. Member Rocco asked if the traffic study will go all the way out to the on ramp for Rt. 13. Mr. Jones said he believes they will have a scoping meeting with PennDot and when they have that meeting, PennDot will tell them what intersections need to be included. He knows this was brought up in previous meetings. There is room in this language for us to enforce that kind of thing into the traffic study. Chairman Dence said this is not giving them a final agreement to build out the entire site. For every project that comes along, they still have to come before us to do the entire process. Member Galloway moved to open public comment; Member Palmer seconded the motion; all board members were in favor. (5-0) Ms. Toni Battiste asked why they are using Morrisville and not the Township of Falls Authority. Member Dence said we are not addressing that tonight, but we can answer that question. Morrisville serves that area right now and they can sell to anyone they want. That will be on next Monday's agenda.

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Member Galloway moved to close public comment; Member Palmer seconded the motion; all board members were in favor. (5-0)

**ITEM # 3 CONSIDER MASTER PLAN APPROVAL AGREEMENT RELATED TO NORTHPOINT PROPERTIES**

Member Galloway moved to approve the master plan approval agreement related to NorthPoint Properties pending final solicitor review; Member Palmer seconded the motion; all board members were in favor. (5-0)

**ITEM # 4 CONSIDERATION RESOLUTION RECOGNIZING THE MORRISVILLE MUNICIPAL AUTHORITY AS THE OWNER AND OPERATOR OF THE UNITED STATES STEEL CORPORATION POTABLE WATER, RAW WATER, INDUSTRIAL WASTEWATER, AND SANITARY SEWER FACILITIES, THE DEVELOPER OF THE WASTEWATER TREATMENT FACILITIES ON AND SERVING THE PROPERTIES, AND THE PROVIDER OF ALL WATER AND SANITARY SEWER RELATED UTILITIES SERVING THE PROPERTIES**

Chairman Dence moved to table this agenda item until the next meeting to be held on Monday, December 21, 2020; Member Galloway seconded the motion; all board members were in favor. (5-0)

**ITEM # 5 EXECUTIVE SESSION**

There was no Executive Session.

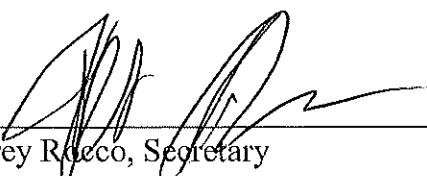
**ITEM # 6 MANAGER COMMENT**

There was no action on this agenda item.

**ITEM # 7 BOARD COMMENT**

There was no action on this agenda item.

Member Galloway moved to adjourn the meeting; Member Palmer seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 5:15 p.m.

  
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Jeffrey Rocco, Secretary

