

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
JUNE 27, 2023**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:30 p.m.

Members present: Brian Binney, John Haney, Paul Hartzel (alt), Colin Henderson, Mary Leszczuk

Members absent: Daniel Everett

Also Present:

Representing: Air Liquide, Michael Coyle, P.E. (Vandemark & Lynch) and Matthew Layland (Director of Operations for Air Liquide)

Item #1: Air Liquide – 19 Steel Road W., Morrisville, PA 19067; TMP #13-047-159 / #13-047-160; Zoned: HI. Owner: Air Liquide. Preliminary / Final Land Development – proposed expansion of the employee parking with 40 spaces, construct a 14,000 sq. ft. Administration building, a 17,000 sq. ft. Manufacturing building, and several concrete pads for equipment storage and operations

Michael Coyle, P.E. presents the application and states Air Liquide is a French company which produce gases for the semi-conductor industry. They have two existing buildings; the first is a manufacturing building in the upper northeast corner of the parcel with an administration building in the front for their staff. The second is a manufacturing building in the southwest part of the parcel. The applicant is proposing three buildings – all one-story buildings. In the front would be a new 14,000 sq. ft. administration building to help alleviate some of the crowded conditions in their existing administration building, a proposed parking lot in front for 40 spaces to accommodate the square footage of the administration building, to the east a proposed 6,300 sq. ft. maintenance shop building which is also a command center for their trucks in and out, and a maintenance area for laydown and gas cylinder storage. In the lower southeast corner of the site, there is a proposed manufacturing building no. 4 similar to the operations which occur in their existing building. There is a drive proposed along that building to bring in delivery tractor trailers to a cylinder sorting area. There are some proposed pads for cylinder storage and bulk gas tanks. There is also a concrete pad for existing building 2 for a DCS operations and other pad would be a modular building for a site xylene production.

For stormwater management, there is an existing basin in the lower southwest corner of the site. For the additional impervious, we would expand the basin into the existing grass swale to make it one large infiltration basin to handle the runoff. The stormwater will be controlled with new inlets and piping. We are going to tie the proposed parking lot into the existing parking lot and then capture stormwater along the curb line and discharge into the infiltration basin. We are also proposing a trench drain along the maintenance pad to capture runoff. The existing basin currently has one inflow from an existing inlet. This basin has no outflow pipes; it's purely infiltration. We are proposing to keep it that way, but to have an emergency spillway on the south side of the existing basin.

Chairman Haney asks with the expansion if the use will be the same and if are you going to introduce new products with the expansion?

Mr. Coyle says it will be the same use, the same manufacturing of gases.

Bob Kerprich (Director of Operations) states we do many gases. The semi-conductor industry uses lots of gases for the fabrication of computer chips. We take industrial grade gases and significantly purify them and put them in the package they use in the business. The expansion is due to the growth of semi-conductor chips in the

United States, so we need to expand our capacity. Potentially there will be new gases, all falling within the same type of processes we do today. Same gases, different mixtures.

Chairman Haney asks what the expected jobs increase is with the expansion.

Mr. Kerprich states we have just under 100 employees. The increase would be approximately 20 to 35 additional employees, which will be scaled over time. This industry is very slow to adopt, so when we build a new process, it will take a year plus to qualify it. The increase in employees will be over several years.

Chairman Haney says he noticed in your garage you have an ERT (Emergency Response Team). Does that team work locally with the fire departments?

Mr. Kerprich says yes, we are a responding site; we have a subset of our employees who are trained to respond to various types of potential emergencies. We have those facilities on site.

Member Binney asks whether the lots are consolidated as the plan shows a building over a property line which makes it difficult for me to approve something I know violates the zoning ordinance. It would have been nice if a lot consolidation plan was included with this application. The current plan is severely lacking in notes regarding what is happening with that particular lot line.

Mr. Coyle says the lots are still separate.

Member Binney says there are some building restriction lines over by the high-tension towers that appears to run directly into a building which makes me believe that also violates a setback line. There is no zoning data on the plan so it is hard for us to interpret.

Mr. Coyle says there is a 120 ft. wide PECO easement on that side which runs along New Ford Mill Road. Off the PECO easement, there is also a railroad easement. There is no railroad activity on the property.

Discussion occurs on the easements.

Member Leszczuk asks what the building restriction line is.

Mr. Coyle responds it is what the original survey shows which is 30 ft. off of the 25 ft. railroad easement line.

Member Leszczuk says it is on the plans and it is confusing.

Mr. Coyle agrees. We had a title search done right before we submitted the drawings. We do need to dig into whether the railroad is abandoning the easement.

Member Binney says if you could extinguish the railroad easement then there would be no reason you could not build right up to the edge of the PECO easement.

Mr. Coyle agrees. That is what we are proposing – if you have an abandoned railroad that isn't being used, is it really necessary to have an railroad easement so Air Liquide can use that portion of their property for development. We need to investigate this further.

Member Binney states if the railroad easement was created in a subdivision, then everybody in the subdivision has the right to the railroad easement. You would have to expunge the easement somehow unless you would avoid it. I agree with you, nobody is using it. I know there are some companies in the area that do use the railroad.

Mr. Coyle says Air Liquide is not using the rail and has no intention of using the railroad tracks.

Member Binney says if we were to entertain a motion to recommend approval, I would ask the lot consolidation happen before the final approval, the zoning table be added to the plans, and have these building restriction lines clarified.

Chairman Haney clarifies you are asking for a recommendation of preliminary approval only. He asks the applicant to go over the waivers being requested.

Review letter of Jones Engineering Associates dated June 22, 2023

All items are a will comply, with the following exceptions:

- 191-8(B) Requesting a waiver for preliminary and final approval as a combined application
- 187-13(B)(1) Requesting a waiver for minimum pipe size smaller than 15 inches
- 187-13(B)(5) Requesting a waiver to allow less than 18 inches of cover over the proposed storm piping

Member Binney asks about how much increased truck traffic would there be with this expansion.

Mr. Kerpich states we are not a high-volume manufacturing site, so generally not large quantities. Our trucks go four times a week – two out to the West Coast, two down to Texas and Arizona, six to eight trucks a week. There are common carriers coming into the site bringing materials to manufacture. With all of that, probably four to six trucks daily.

Chairman Haney asks if you will comply with the Fire Marshal letter.

Mr. Coyle asks there are no comments on fire lanes in the letter. Do you have any feedback on that?

Chairman Haney says it is typically the length of a truck. In the high hazard area, I would recommend you do it for a ladder truck, turning radius and more than one access to come in, fire hydrant and suppression. Typical average is 46 to 51 ft.

Mr. Coyle says he noticed in the Bucks County Planning Commission letter about providing new sidewalks and curbs along Steel Road West.

Chairman Haney says typically that would be one of the waivers you would request.

Member Binney makes a motion to recommend approval for Preliminary land development for Air Liquide, 19 Steel Road W, Morrisville, PA 19067, TMP #13-047-159 and #13-047-160, with the following conditions: the applicant provide data to show the proposed development does not violate any zoning ordinance and the applicant also consolidate the lots in conjunction with this process, and based on Jones Engineering Associates' letter dated June 22, 2023, with waiver requests for Sections 187-13(B)(1) and 187-13(B)(5).

Member Leszczuk seconds the motion.

All in favor 4-1, Henderson dissenting. APPROVED FOR PRELIMINARY LAND DEVELOPMENT

Item #2: Approval of Minutes -- April 25, 2023.

All in favor 5-0.
