

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
MAY 26, 2015**

**Meeting commenced:** 7:00 p.m.

**Meeting adjourned:** 7:15 p.m.

**Members present:** Binney, Goulet, Hammer, Miles, Perry

**Members absent:** Rittler, Shero

**Also present:** John Koopman, Esquire, Kevin King (Gelest) and William Reardon, P.E. (Boehler Engineering) for Gelest, Inc.

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

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**Item # 1: Gelest, Inc., 11 Steel Road East, Morrisville, PA 19067 TMP #13-047-152; Zoned: HI. Owner: Gelest Realty, Inc. Final Land Development for Phase II of the facility inclusive of 8,840 sq. ft drum storage shed, 4,050 sq. tank farm and related access, lighting, landscaping and utilities**

John Koopman, Esquire, presents the application. We are seeking a recommendation of final approval for the drum storage facility. In August of 2013, Gelest obtained preliminary land development approval for an expansion of their existing facility. There are three phases of the expansion. All three phases were given preliminary land development approval in August 2013.

Mr. Reardon states that the existing facility is located on Steel Road East and comes around a cul-de-sac in the back. The area of original approval was off the cul-de-sac. Phase I is the front portion of the site which is the research building, Phase II is the drum storage and tank farm area (which we are here for tonight), and Phase III is the manufacturing building.

Atty. Koopman states that Phase I (research building) also received final land development approval in August 2013 and is already under construction and will be completed in October of 2015. We are now moving forward with the construction of the drum storage facility.

Mr. King explains that Gelest is a specialty chemical manufacturer. Our product gets used in pharmaceuticals, micro-electronics, contact lenses, coatings on regular eye glasses, etc. We do a lot of work with our customers to develop the type of product that meets their needs and specifications. We currently have 120 employees and the Phase I construction will add about 40 more employees. The drum storage facility (Phase II) is necessary to allow us to expand our business.

**T&M Associates' Review Letter dated May 22, 2015**

All items are will comply.

Member Perry makes a motion to recommend APPROVAL for the land development for Phase II of Gelest, 11 Steel Road East, TMP #13-047-150 and TMP #13-047-152 based on T&M Associates' letter of May 22, 2015, and Remington, Vernick's letter dated April 21, 2015.

Member Miles seconds the motion.

**All in favor 5-0. APPROVED FOR FINAL LAND DEVELOPMENT FOR PHASE II (DRUM STORAGE FACILITY)**

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**Item #2: Approval of Minutes**

Motion to approve April 28, 2015 minutes.

**All in favor 3-0, Goulet and Perry abstained.**

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**Meeting adjourned 7:15 p.m.**