

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
JANUARY 26, 2016**

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

**Meeting adjourned:** 7:20 p.m.

**Members present:** Binney, Goulet, Hammer, Haney, Rittler

**Members absent:** Miles, Perry

**Also present:** Stephen Harris, Esquire (Harris & Harris), Chris Warshaw, P.E. (CESO), Pat VanDehy (U.S. Gain) and Tim Kurtz (Silvi), representing U.S. Venture (Silvi)

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

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**REORGANIZATION OF THE BOARD**

Chairman Binney welcomes the newest Board Member – John Haney

Chairman:	Brian Binney
Vice Chairman:	Andrew Goulet
Secretary:	Loretta Perry
Date and Time:	4 <sup>th</sup> Tuesday of each month at 7:00 p.m.

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**Item #1: Silvi – U.S. Gain CNG Station, 355 Newbold Road, Fairless Hills, PA 19030 TMP #13-028-061; 13-028-060-001; Zoned: PIP/FM. Owner: Silvi Concrete. Preliminary Land Development for the construction of a new public compressed natural gas refueling station and extension of an existing private CNG station to add additional fueling posts.**

Stephen Harris, Esquire, presents the application. This application for the public use of a compressed natural gas facility (CNG) was previously before the Board of Supervisors and it was denied. The Board of Supervisors did, however, approve the construction of a CNG facility for the private use of Silvi trucks (changing from diesel to CNG). That facility is up and currently operating.

There were two reasons why the Board of Supervisors denied the public use CNG facility. First, the original plan spanned two different tax parcels with two different owners and zoning districts. They did not like that the compressor station straddled that line. Second, the compressor station was within the 100 year flood plain.

This new plan moves the compressor station so that it is out of the 100 year flood plain. In addition, although the line runs under the canopy, neither of the pumps are within 100 year flood plain and the entire operation will be conducted on one parcel – no more splitting between two parcels.

There is sufficient room for employee parking by the existing redi-mix plant.

We are requesting a recommendation of preliminary and final land development approval of the revised plan.

Member Binney asks who are the customers – Septa buses, PECO trucks?

Atty. Harris states by building this facility we will encourage the use of it – for trucks.

Member Binney states that his concern is the number of stacking lanes with trucks trying to fuel up.

Atty. Harris states that he doesn't anticipate the number to be large – we believe we have adequate stacking space.

Member Hammer asks about the training involved for such a facility.

Pat VanDehy (U.S. Gain) states that there is not a person on duty at the station. We have a 24/7, 365 days monitoring system through the cameras and the sensor inputs. If there is ever a problem, we can remotely shut it down from our service center. Training is geared towards the drivers – teaching them how to use the dispensers. We have brochures at the site, but we also work with the drivers of the fleets using the facility. We also have local technicians that are out at the site doing preventive maintenance as well as service. We have good provisions in place for training the drivers through the brochures, the instructions on the dispensers and through the one-on-one training with our fleets.

U.S. Gain, a division of U.S. Venture, has been building these sites for the past six years in the United States and in Canada. We have thirty some stations that have been built, and about another dozen branded sites throughout the U.S. and Canada that we operate. This is targeted for trucks. Silvi, with the 40 plus trucks, is the anchor for the site. U.S. Gain provides a network that is geared towards the truck traffic, both at a local and interstate level. At this site, probably 10 to 20 trucks would be coming through here.

When we acquire a new customer, we provide training for all the drivers.

Member Hammer asks if it is as simple as a quick connect.

Mr. VanDehy states that NFPA mandates the design of the pump. The dispenser interlock has 3 positions – there is an unlock (where you couple it onto the receptacle on the truck), then you bring it to a vent position (to take any residual pressure off the line), and then you bring it over to fuel point. Once that is hooked up, you “card-in” and pull a lever like you would on a normal dispenser, and it fills up. Once it's filled, the dispenser automatically stops, you have to bring the lever back to the vent position (where again is gets rid of any residual pressure), and then you uncouple it. It is very well-designed and we have had no problems with any of our operating sites.

Member Goulet asks how long it takes to fuel a vehicle.

Mr. VanDehy states that it depends on the size of the vehicle. There is no pump in the dispenser – the dispenser consists of solenoid and ball valves. You are working off a storage tank pressure differential from what's in the storage vessel to what's in the vehicle's tank, so that's what pushes it through. So when you begin, it will go faster but the flow rate slows down as you're nearing capacity. The trucks generally take 40 to 100 gallons.

Member Haney asks if there are local disconnects at the facility in addition to the offsite disconnects.

Mr. VanDehy states yes there is – it is mandated by NFPA.

### **T&M Associates Review Letter dated December 8, 2015**

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

191-31(A)

191-31(D)(2) Requesting a waiver – 48' wide paved carthway with curb sidewalks (Newbold Rd)

191-36(A)

191-34(D) Requesting a partial waiver – using PennDOT requirements for sight distance at exit

- 191-37(B) Requesting a partial waiver – no curb around parking and driveway
- 191-37(D) Waiver request withdrawn by applicant
- 191-39(G) Requesting a waiver – sidewalks along property frontage
- 191-45(C) Requesting a waiver – driveway on an existing easement
- 191-52.1 Requesting a waiver – disturbance to the 100 year flood plain
- 191-61 Requesting a waiver – sidewalks along property frontage
- 191-78(C)(2) Requesting a partial waiver, subject to adequate information for Township Engineer’s review

Member Rittler makes a motion to recommend approval for Preliminary and Final Land Development for Silvi U.S. Gain CNG facility at 355 Newbold Road, Fairless Hills, PA, TMP #13-028-060-001 and #13-028-06, based on T&M Associates letter dated December 8, 2015, with a waivers requested for Sections 191-31(A), 191-31(D)(2), 191-36(A), 191-34(D), 191-37(B), 191-39(G), 191-45(C), 191-52.1, 191-61 and a partial waiver for 191-78(C)(2); Remington Vernick’s letter dated November 25, 2015 and the Fire Marshal’s letter dated November 20, 2015.

Member Goulet seconds the motion.

**All in favor 4-1, Binney dissenting.  
APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT**

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**Item #2: Approval of Minutes**

Motion to approve December 17, 2015 minutes

**All in favor 4-1, Rittler abstaining.**

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**Meeting adjourned 7:20 p.m.**