

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
JUNE 25, 2019**

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

**Meeting adjourned:** 7:30 p.m.

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

**Members absent:** John Haney, Erik Person

**Also Present:** Vincent Fioravanti, P.E. (Fioravanti, Inc.), Timothy Duffy, Esquire (Hill Wallick), and Al Goodman (Owner of Kampi Components) representing Kampi Components

**For the Township:** Joseph Jones, P.E. Township Engineer, Thomas A. Bennett, CCEO/ Zoning Officer, and Diane Beri, Recording Secretary

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**Item #1: Kampi Components, 88 Towpath Road, Fairless Hills, PA. TMP #13-047-167; Zoned: PIP. Owner: Property Management Company. Preliminary / Final Land Development – construction of an 11,025 sq. ft. building addition and related site improvements**

Timothy Duffy, Esquire, begins and states that Kampi moved from a storefront in Bristol Borough to this location a while ago. Their business has expanded and they are in need of more space at this location. Kampi is one of the leading suppliers of durable goods to the U.S. military. This expansion is necessary as they have completely outgrown the current building and are in need of more office and warehouse space.

Vincent Fioravanti, P.E., continues and states that the addition is 11,000 sq. ft. – roughly 6,000 sq. ft. for office and 4,000 sq. ft. for warehouse. There is a forklift ramp that was added from the Kesage Rd driveway into the new addition building. The water, sewer, and gas utilities are going to be tapped into the existing services. The current fire service line would be excavated and disconnected, running it to the side of the building and re-connecting it inside the building. Stormwater management includes a new basin (Canal Road basin) which will handle the stormwater from our improvements and will comply with the ordinance. We are doing landscaping improvements – we will remove six trees for the forklift ramp. The parking count is driven by the square footage of the building. We are not proposing to add any employees – the employees in the existing building are three and four in an office. There is enough paving on the existing site; so we added striping for 45 parking spaces.

This project did require a zoning variance due to the change in the zoning ordinance in December 2018. The allowable impervious coverage for this site was 70% before the ordinance changed; this project went from 50% to 54% impervious coverage. We received zoning approval in April, 2019.

Discussion occurs about the forklift driveway. Al Goodman (owner of Kampi) states that it would be used only as a forklift ramp in order to make it more easily accessible to unload the trucks.

Discussion occurs about the new basin's design and where and how it drains.

Jones Engineering Associates Review Letter dated June 25, 2019

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

*Subdivision and Land Development Ordinance*

- 191-8(B) Requesting a waiver – wants to seek Preliminary and Final approval
- 191-36(D) Requesting a waiver – forklift driveway – 5% for commercial driveways  
(It was later decided since this ramp would only be used for forklifts, this waiver would not be necessary if the applicant reclassified it as a forklift access on their final plans as opposed to a driveway.
- 191-37(G)(1-4) Requesting a waiver – curbed raised planting beds
- 191-48(A) Requesting a waiver – street trees along the street frontages
- 191-78(C)(2) Requesting a partial waiver – subject to adequate information for Township’s engineer’s review

*Tree Protection Standards Ordinance*

Discussions occurs about the replacement of trees on the site. They are removing 6 trees and based on the total caliper inches of those trees we would have to put in 35 trees. We are proposing to put in 14 trees.

Mr. Jones indicates that under the ordinance you can increase the size of the caliper of the replacement trees instead of quantity; there is a calculation in the ordinance for this. Therefore, you wouldn’t have to replace as many trees, just increase the size in order to comply.

Mr. Fioravanti says he will look at the ordinance.

Member Leszczuk makes a motion to recommend approval for a Preliminary and Final Land Development for Kampi Components at 88 Towpath Drive, Fairless Hills, PA 19030, TMP #13-047-167, based on Jones Engineering Associates’ review letter of June 17, 2019, with waivers requested for Sections 191-8(B), 191-37(G)(1-4), 191-48(A), and partial waiver for 191-78(C)(2), Remington, Vernick’s review letter dated June 16, 2019 and the Fire Marshal’s review letter dated May 31, 2019.

Member Hughes seconds the motion.

**All in favor 4-0. PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVED.**

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**Item #2: Approval of Minutes**

Motion to approve minutes from April 23, 2019 – **APPROVED 4-0.**

Motion to approve minutes from March 26, 2019 – **APPROVED 3-0 (Leszczuk abstained)**

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**Meeting adjourned 7:30 p.m.**