

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
DECEMBER 16, 2019**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:35 p.m.

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

Members absent: None

Also Present: John Torrente, Esquire (Begley, Carlin) and John Passanante (owner of Home Food Services) representing Home Food Services of Pa.

For the Township: Joseph Jones, Township Engineer and Colleen Kane, Associate Engineer (Jones Engineering Associates), Matthew Takita, CCEO/Zoning/Assistant Twp. Mgr., and Diane Beri, Recording Secretary

**Item #1: Home Food Services of Pa. d/b/a Agostino Foods, 12 Headley Place, Fallsington, PA 19054
TMP #13-032-089-002; Zoned: PIP. Conditional Use to allow food distribution, meat processing and preparation of prepared foods.**

John Torrente, Esquire, presents the application and states that they are here seeking a recommendation from the Planning Commission for a conditional use approval for food distribution, storage and meat processing and preparation of prepared foods and associated office space. This includes the installation and operation of an Armor Inox water bath cooking system for cooking of food products in vacuum sealed packages called “sous vide”. It is important to note that the applicant will not be grinding, packaging raw meat products at this proposed location. The process is very clean, no odors, dust, or exhaust created by this process. The applicant has an existing facility in Bristol Borough which they will still maintain. The vacuum sealed packages will be delivered to this site for the actual cooking. The hours of operation are 7:00 a.m. to 5:00 p.m. Initially, there will be 10 employees. There are no plans to expand the existing facility.

John Passanante continues and states that they will be moving the holding tanks inside the building, not outside the building, as it is cost effective.

Member Hughes asks if the holding tanks are ASME rated vessels?

Mr. Passanante states that he believes they are but will get that information.

Member Hughes states that if the vessels are ASME rated, they will require an overpressure protection device.

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Discussion occurs regarding the cleaning of the tanks, what happens when the vacuum seal is broken while cooking and how the tanks have to be completely cleaned, how often the tanks are cleaned (every 3 months), the procedure for the cooking of the vacuum sealed food product, how many trucks will be at the site (4-5), how they transport the vacuum sealed food product from their Bristol Borough location to this location, and they will have refrigeration and freezers for the stored product. Refrigeration monitors should be installed for the

refrigerated and freezer storage rooms for the safety of the occupants. Applicant will comply with all items in the Township Engineer's review letter dated December 10, 2019.

Member Hughes makes a motion to recommend approval of the Conditional Use for Home Food Services based on Jones Engineering Associates' review letter of December 10, 2019.

Member Haney seconds the motion.

All in favor 5-0. Motion carries. Conditional Use is approved.

Item #2: Approval of minutes

Motion to approve minutes from September 24, 2019.

All in favor 5-0.

Meeting adjourned 7:35 p.m.