

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
JANUARY 26, 2021**

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

**Meeting adjourned:** 8:00 p.m.

**Members present:** Brian Binney, Edward Crohe, John Haney, Mary Leszczuk and Colin Henderson (newest member)

**Members absent:** None

**Also Present:**

**Representing Beauty 84:** Ella Wiser-Proscia and Stephen Proscia

**Representing NorthPoint Development:** Michael Meginniss, Esquire (Begley, Carlin), Eric Clase, P.E. and Greg Glitzer (Gilmore and Associates) and Jed Momet (NorthPoint), Mark Roth (McMahon)

**For the Township:** Matthew Takita, AIA, MCP, Township Manager; Joseph Jones, Township Engineer (Jones Engineering Associates) and Diane Beri, Recording Secretary

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**REORGANIZATION OF THE BOARD**

Chairman:	Brian Binney
Vice Chairman:	Mary Leszczuk
Secretary:	Edward Crohe
Assistant Secretary:	John Haney (new position)
Date and Time:	4 <sup>th</sup> Tuesday of each month at 7:00 p.m.

Chairman Binney makes a motion to appoint an Assistant Secretary position in case the Secretary is not available to sign plans. He makes a motion to appoint John Haney as the Assistant Secretary.

Member Crohe seconds the motion.

**All in favor 5-0.**

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**Item #1: Ella Wiser-Proscia, 84 Evertown Lane, Levittown, PA 19054; TMP #13-026-033; Zoned: NCR. Owner: Stephen Proscia. Conditional Use – to operate a single chair, hair salon for customers by appointment only, any day of the week**

Stephen Proscia presents the application and states that Beauty 84 is a hair salon and is designed to accommodate one client at a time by appointment only. The salon will have a private street-facing entrance and be equipped with one chair for hair services, a wash basin for hair care, a lavatory, and a laundry facility. Designated parking will be provided through off-street parking eliminating traffic problems. Hours of operation will be determined by the needs of the clients and availability of the salon. The intent of the salon is to have the least amount of negative impact on the neighborhood as possible while providing a necessary service.

Chairman Binney asks about the two options in the application. Option 1 is the preferred option?

Mr. Proscia says yes, that would allow the driveway to be dedicated to the salon itself.

Chairman Binney asks if the driveway expansion will exceed the maximum impervious coverage?

Mr. Proscia says he does not know. He does not know what the allowable maximum impervious coverage is.

Chairman Binney asks if a new door will be put in and, if so, if the door will have a residential look to it, not a store front look to it.

Mr. Proscia says yes that is correct.

Member Leszczuk asks about the driveways in each proposal.

Mr. Proscia states in proposal one, they would have a driveway exclusive to them, but it would be a finished driveway which is the one to be added.

Member Leszczuk asks about the handicap access.

Mr. Proscia states in proposal one he would be able to take the sidewalk and incorporate it right into the driveway to accommodate handicap access.

Chairman Binney confirms that Ella Wisner-Proscia lives at the house and states one of the conditions of the home-based occupation is you have to live there. If that situation changes, it may impact the things you do there.

Mr. Proscia states they understand.

Chairman Binney states a Conditional Use allows the Board to put reasonable conditions on the use of the property.

No other Board comments.

No public comment.

Chairman Binney makes a motion to approve the Conditional Use with the following conditions: 1) the business can operate as long as you live there in accordance with the zoning ordinance; 2) the new door must maintain a residential look; 3) no signs out at the street – one sign to identify the entrance on the house or front door; and 4) provide one off-street parking space for customer parking, but if the additional paving exceeds the maximum allowable surface coverage, additional approval would be required from the Zoning Hearing Board.

Member Crohe seconds the motion.

**All in favor 5-0. APPROVED FOR CONDITIONAL USE**

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**North Point, Tyburn Road, Fairless Hills, PA 19030; TMP #13-051-001, 13-050-007, 13-051-001-002, 13-051-001-005, 13-051-001-012, 13-051-001-016, 13-051-001-016, 13-051-001-016, 13-051-001-01, 13-051-001-018, 13-051-001-021; Zoned: MPM and HI. Owner: US Steel Corporation. Preliminary & Final Land Development – Phase 1 – One million square ft. warehouse**

Michael Meginniss, Esquire, presents the application. We were before this Board to discuss the Master Sketch Plan for the development of the former US Steel site. NorthPoint has now acquired the property. This project is related to Phase 1 which consists of developing a warehouse which is one million sq. ft. in size on parcel #13-051-001 parcel. The net lot area is approximately 100 acres. This building is Phase 1 which will consist of one of three buildings. We have reviewed all the review letters and all issues are a will comply. We are requesting two waivers dealing with curbing and an existing features waiver.

Jed Momet (NorthPoint) continues and states Phase I, building one, is a speculative building meaning that we do not have a tenant yet. We are responding to multiple requests of interest from potential tenants and are working on filling the building as we speak. Phase 1 (formerly known as the PipeMill area) will consist of a 3-building plan. Traffic studies have been conducted. Tyburn Road is our access point for truck traffic. Trucks will only be able to go in and out of Tyburn Road, which is the most appropriate for semi-trucks.

He provides slides on the entire build out of the site. They will be re-aligning River Road to work with the site plan. We will build the buildings out of concrete, tilt up construction. They are metal structures with steel joints, girders and columns, but all perimeter walls are concrete, poured on site. The inside clear height (distance from the floor to the bottom of the joist) is 40 ft. clear -- standard warehouse height for e-commerce users like Amazon, Walmart, etc. Total building height (including parapet) is around 50 ft. More is better in terms of parking and trailer stalls -- most users want as many trailer storage parking stalls as possible. We have two waivers we are requesting regarding curbs and the various existing features.

If approved, we intend to submit for our demolition permit for Phase 1. Demolition will consist of at grade foundations and structures from the previous buildings; there are no vertical buildings, there are only at grade slabs and foundations and some railroad tracks. In April we will submit for our mass grading and ideally start site work and building shell work in June and July with the intent to deliver a beneficial occupancy (a temporary certificate of occupancy) by the end of the year. That will allow a tenant to begin hiring employees, bringing people into the building and stocking it. A final occupancy to the tenant could be issued early in 2022. In early 2022, we intend to submit construction permits for Building #2 in Phase 1 and follow with Building #3 sometime this summer.

Member Haney asks at what point would a tenant come in and put in equipment or add a mezzanine or second floor—what that be in the August through November time frame?

Mr. Momet responds that yes, the tenant would then give us their office spec requirements. Within that they usually have their material handling, mezzanine requirements, and any additional parking requirements. We would come in with a plan revision or a permit request for tenant improvement and then provide that information in the package.

Member Crohe asks about the remediation of the 30 percent of the contaminated land which was mentioned when you were before us with your Sketch Plan. When will that occur?

Mr. Momet responds the answer is immediately. It will be started simultaneously with the demo and site work. On this property there is about 30-40 percent of the property which still needs to be remediated. US Steel performed around 60 percent of the remediation. The balance of that will be done by us in these various phases. This first phase has a significant portion of that remediation.

Member Crohe asks if the remediation will take place all at once, or as you are building different phases.

Mr. Momet responds it will be little bit of both. Phase 1 has a fair amount of the remediation. Phases 3 and 4 have a fair amount of remediation as well. Our plan will have remediation and vertical construction all happening at the same time. On a parallel path, we will likely be submitting for other demo and grading permits because the plan of remedial action is bringing soil from half the site. In order to do that, we'll need grading permits. He provides further detail of the remediation process.

Member Leszczuk asks if they are planning on hiring locally?

Mr. Momet says yes, they will use the local construction trades. We do work with a lot of national general contractors, but all the trades are typically hired locally.

Chairman Binney suggests since this is the first phase of many, we want to make sure we get a baseline so when NorthPoint appears the next time, we can move things along quickly. My concern and the Bucks County Planning Commission's concern is about not putting in curbing. Ultimately, the plan is to turn the roads over to the Township, so the Township specification is that the road has curbing. From your drainage plan, your drainage looks like everything is being piped to the canal and then it will dump into the river. I do not see how that is needed for drainage because you are piping everything.

Mr. Momet responds there is piping for conveyance of stormwater, but, we don't 100 percent pipe our sites – mostly it's conveyed over the top of the site into swales, canals or drainage ditches and moved that way. We try to stay away from as much pipe as possible.

To address the curb question, most the roads out there are already constructed. To go back in and reconstruct the roads may not be necessary with the type of internal truck traffic and internal users we have in the park. Obviously, if we are building new roadways out to the main vehicular access points on Tyburn or S. Pennsylvania Ave, that would be a different scenario. The internal roadways do not include a curb. That is what the basis for the request is: 1) not our typical standard and 2) the roads are existing.

Chairman Binney says when this is all done and the gates are gone, it's not unrealistic there might be some public transportation going to the site to drop people off.

Mr. Momet says he agrees, and they would welcome public transportation inside the park. The tenants will also be interested in having public transportation to the site.

Chairman Binney says the traffic study only considers Phase 1. Wouldn't it make sense to have a traffic study for the entire site?

Mr. Momet says the intent is to get Phase 1 out of the gate. Our Master Development Agreement acknowledges the full traffic study would be completed in Phase 2.

Atty. Meginnis says the Master Developer's Agreement attempts to facilitate moving forward with Phase 1 as quickly as possible and acknowledges a master traffic study for the entire site, but with the understanding and agreement that with this first phase, the traffic study would be localized to this area. Before we come back for Phase 2, the master traffic study is going to be supplied.

Discussion occurs regarding the sidewalks.

Chairman Binney questions about the drainage ditch in front of the building. Discussion occurs about where the ditch will drain.

Chairman Binney asks if there will be subdivision – it appears as if the lots were be subdivided.

Atty. Meginnis says even if subdivided, NorthPoint will retain ownership.

Discussion about impervious surface calculations, lot and subdivisions.

Chairman Binney asks if the police gun range is in this area or on Waste Management property.

Mr. Momet states we have an easement road to get back there, but the gun range is on Waste Management property.

Member Haney asks if once the buildings are constructed if they do their own property maintenance.

Mr. Momet says NorthPoint does all their own property management.

Mr. Jones, in response to a question by Chairman Binney, states he has been working with their engineers through the process, and we are comfortable with the stormwater management and all things discussed tonight. We will account for the overall impervious surface coverage as it accumulates. In the Master Developer's Agreement, the applicant agreed to providing sidewalks on one side of the street and specifically requested waivers for curbs until such a time where they are deemed necessary for stormwater management.

No further Board comments.

No public comment.

Member Crohe makes a motion to recommend approval of the Preliminary and Final Land Development –Phase 1 application of NorthPoint Development, LLC, River Road, TMP #13-051-001 (Lot 1A), based on Jones Engineering Associates review letter of January 21, 2021 with waivers requested for 191-62(B) and a partial waiver for 191-78(C)(2), and Remington Vernick's review letter dated January 20, 2021.

Member Leszczuk seconds the motion.

**All in favor 5-0. APPROVED FOR PRELIMINARY AND FINAL LAND DEVELOPMENT – PHASE 1**

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**Item #3: Approval of minutes**

Minutes from October 27, 2020 approved.

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

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