

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

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:20p.m.

Members present: Brian Binney, Ed Crohe, John Haney, Colin Henderson

Members absent: Mary Leszczuk

Also Present:

Representing NorthPoint: Michael Meginniss, Esquire (Begley Carlin), Jeremy Michaels (NorthPoint) and Greg Glitzer, P.E. (Gilmore and Associates)

For the Township: Joseph Jones, Township Engineer, P.E., and Diane Beri, Recording Secretary

Item #1: NorthPoint – Keystone Trade Center, South Port Strip Subdivision; TMP #13-051-001, #13-051-001-016, #13-051-001-23, #13-051-017; Zoned: MPM. Owner: NP Falls Township Industrial, LLC Minor Subdivision – subdivide a 63.50 acre parcel from four lots and merge into two other parcels to create a zoning compliant lot

Michael Meginniss, Esquire, presents the application and states NorthPoint has been before the Planning Commission numerous times with regard to Phase 1 (Buildings 1, 2 and 3), and a Major Subdivision to create new lots to mirror the lease lots. We are transitioning into Phase 2 with this subdivision application.

Jeremy Michaels continues and provides further detail on the scope of the project and indicates there will be some utility relocation, roadway relocation and overall development of the next three buildings.

Jones Engineering Associates' Review letter dated October 19, 2021

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

- 191-52.1(C)(2) Requesting a partial waiver – natural resource protection calculations deferral
- 191-60(A)(1) Requesting a partial waiver – providing monuments at boundary changes
- 191-51(C) Requesting a partial waiver – no land development – just a subdivision
- 191-79(C)(3) Requesting a partial waiver – wetlands – will be addressed in land development

Member Henderson comments the plans shows the South Port Road and Gamesa Drive – is this going to be re-routed or replaced, or is the road going to dead end.

Mr. Michaels states South Port Road will be re-located just outside the subdivision and then Gamesa Drive would intersect into the relocated Port Road. You will see on the land development plans for Phase 2 Gamesa Drive will shift to the south, and Port Road will shift east to accommodate the three one million sq. ft. buildings.

Discussion occurs regarding the roads and how they will be changed.

Chairman Binney asks if they are acquiring the Gamesa properties.

Mr. Michaels says yes, they have already closed on that parcel September 30, 2021.

Chairman Binney states we have seen a general plan, but at Phase 2 level, I'd like to see the whole traffic pattern for this entire area.

Mr. Michaels agrees and says that will be submitted.

Atty. Meginniss agrees as well to submitting a full traffic study.

Chairman Binney asks Joseph Jones because the zoning line goes down South Port Road, is there going to have to be a change in zoning for this other piece to combine it with the landfill piece.

Mr. Jones says it would need a zoning change.

Atty. Meginniss states this would be something that would reappear before this Board later. Procedurally, NorthPoint had to subdivide and take this step first.

No public comment.

Member Crohe makes a motion to recommend approval for a Minor Subdivision for NorthPoint KTC South Port Strip Parcel, 1 Ben Fairless Drive, TMP 13-051-001, 13-051-001-016, 13-051-001-017 and 13-051-001-023, based on Jones Engineering Associates' letter dated October 19, 2021, with a partial waivers for 191-52.1.(C)(2), 191-60.A(1), 191-79(C)(3), and 191-51(C).

Member Henderson seconds the motion.

All in favor 4-0. APPROVED FOR MINOR SUBDIVISION

Item #2: Approval of Minutes

Approval of Minutes of September 28, 2021.

All in favor 4-0.

Meeting adjourned 7:20 p.m.