

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
MARCH 22, 2022**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:30 p.m.

Members present: Brian Binney, John Haney, Colin Henderson, Robert McTague

Members absent: Mary Leszczuk

Also Present:

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

Representing Hiossen: Todd Baldwin, P.E. (Van Cleef Engineering) and Andrew Stoll, Esquire (Fox, Rothschild)

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

REORGANIZATION OF THE BOARD

Chairman:	John Haney
Vice Chairman:	Colin Henderson
Secretary:	Brian Binney
Assistant Secretary:	Robert McTague
Date and Time:	4 th Tuesday of each month at 7:00 p.m.

Item #1: Keystone Trade Center – Roebling Parcel, 150 Roebling Rd (a/k/a 150 Solar Drive), Fairless Hills, PA; TMP #13-051-001 and #13-051-001-024; Zoned: MPM. Owner: MLH 150 Roebling LLC; Equitable Owner: NP Falls Township Industrial LLC. Minor Subdivision / Lot Line Change – Transferring 14.00 Acres of TMP #13-051-001-024 to TMP #13-051-001

Michael Meginniss, Esquire, states that NorthPoint would like to be placed on the April Planning Commission Meeting to provide a broader update to the Board regarding the Master site plans, sidewalks and designs of the projects moving forward. We will not be seeking Board approval for any specific project but would like the Board’s feedback on the broader design of the site.

Regarding this application, this project is a minor subdivision with respect to the 150 Roebling Road parcel. NorthPoint is acquiring approximately 14 acres. Those 14 acres are being merged into the “mother parcel” 13-051-001. As of today, we do not have a definitive development plan for the acreage we will be acquiring but we are interested in moving forward with the minor subdivision to effectuate that process and to have NorthPoint as the record owner of that parcel.

Jones Engineering Associate’s Review Letter dated March 15, 2022

All items are a will comply except for the following:

191-39(G) &
191-62(A) Requesting a deferment from sidewalks along frontage of streets

- 191-48(A) Requesting a deferment from street trees (covered by Developer's Agreement)
- 191-52.1(C)(2) Requesting a deferment from identification of natural resources
- 191-79(C)(3) Requesting a partial waiver regarding the existing features depiction

Chairman Haney wants to know what the intention for the building.

Jeremy Michaels states this area would be future detention. This would be included in our presentation to this Board next month.

Member Binney asks if the existing Roebing parcel is occupied?

Mr. Michaels states the north end of the property is operated by Ethos Cannabis.

Discussion occurs on the natural resource waiver being on the minor subdivision.

Joe Jones states the waivers requested for street trees and sidewalks for this minor subdivision are merely deferments of that requirement. When full development takes place, sidewalks and street trees will be included.

Atty. Meginniss states that is correct.

Member Henderson makes a motion to recommend approval for the Minor Subdivision of Keystone Trade Center – Roebing Parcel, 150 Roebing Road (a/k/a 150 Solar Dr), Fairless Hills, PA TMP #13-051-001 and #13-051-001-024, based on Jones Engineering Associates review letter dated March 15, 2022, with a partial waiver request for 191-79(C)(3).

Member Binney seconds the motion.

All in favor 4-0. MINOR SUBDIVISION APPROVED

Item #2: Hiossen CNC Building Addition, 85 Ben Fairless Drive, Fairless Hills, PA; TMP #13-051-001-020; Zoned: MPM. Owner: Hiossen, Inc. Preliminary Land Development – Construct a 32,672 sq. ft. building addition.

Andrew Stoll, Esquire, presents the application and states the site has an existing building (27,000 sq. ft.) which is used for a dental implant manufacturing. The applicant is looking to beautify the area with a two-story building addition. The improvements will take the old parking lot and add some pervious surface back with the building addition, install some curbing, and re-do the parking area and add a walking trail. We are here tonight requesting Preliminary and Final Land Development.

Todd Baldwin, P.E. continues we were before this Board in December with a Sketch Plan and received favorable input. We are now here to request Preliminary and Final Land development approval of the project. We have received the review letters from the Fire Marshal, Remington Vernick the traffic consultant and Jones Engineering Associates. The items in the Fire Marshal letter and Remington Vernick letter are will comply.

Jones Engineering Associates Review letter dated February 15, 2022

All items are will comply except for the following:

- 191-62(B) Requesting a waiver – curbing along frontage streets
- 191-78(C)(2) Requesting a partial waiver per the Township's engineer recommendation

Member Binney asks if the curbing waiver will be along Ben Fairless Drive, but there will be curbing on the interior of the property.

Mr. Baldwin states that is correct.

Member Henderson makes a motion to recommend Preliminary and Final Land Development for Hiossen, 85 Ben Fairless Drive, Fairless Hills, PA, TMP #13-051-001-020, based on Jones Engineering Associates review letter dated February 15, 2022, with a waiver for 191-62(B) and a partial waiver of 191-78(C)(2), the Fire Marshal's review letter dated February 16, 2022, and Remington Vernick's review letter dated January 20, 2022.

Member Binney seconds the motion.

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

Item #3 Approval of Minutes

Minutes of December 28, 2021.

All in favor. Minutes approved.

Meeting adjourned 7:30 p.m