

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
MAY 24, 2022**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:08 p.m.

Members present: Brian Binney, John Haney, Colin Henderson

Members absent: Mary Leszczuk, Robert McTague

Also Present:

Representing: Morrisville Municipal Authority, Bob Campbell, P.E., Pennoni Associates

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

Item #1: Morrisville Municipal Authority (MMA), 1 Sessa Circle, Morrisville. TMP #13-051-001-030; Zoned: MPM. Owner: Morrisville Municipal Authority. Preliminary / Final Land Development – Control Building Addition – construct a 4,000 sq. ft. bldg. addition adjacent to an existing 10,000 sq. ft. building

Robert Campbell presents the application and states Morrisville Municipal Authority is proposing to renovate an existing building and do an expansion of the building. It is a U-shaped building, and they want to put a garage in the middle of the current structure for storage of vehicles and add a second story for office space.

In response to a question by Chairman Haney, Joseph Jones states the project does meet the criteria for a waiver of land development. Our letter shows there are no waivers being requested for this development.

Chairman Haney asks the hydrant be placed on the drawing.

No public comment.

Member Binney makes a motion to recommend approval of the Waiver of Land Development of Morrisville Municipal Authority at 1 Sessa Circle, Morrisville, TMP #13-051-001-030, with the conditions they comply with the Township Engineer's review letter of May 18, 2022, and the Remington Vernick's review letter of January 20, 2022.

Member Henderson seconds the motion.

All in favor 3-0. APPLICATION FOR WAIVER OF LAND DEVELOPMENT APPROVED.

Item #2: WMRE Fairless RNG Facility, 1000 New Ford Mill Rd., Morrisville, TMP #13-047-128; Zoned: HI / SL. Owner: Waste Management. Preliminary / Final Land Development – Construct two new renewable natural gas (RNG) plants of 20,000 sq. ft. each

Chairman Haney states notice was received this applicant would like to postpone their appearance in front of the Planning Commission meeting in June as they are going to submit revised plans.

Item #3: Approval of Minutes

Minutes of March 22, 2022.

All in favor 3-0. Minutes approved.
