

**TOWNSHIP OF FALLS  
PLANNING COMMISSION MEETING  
AUGUST 23, 2022**

**Meeting commenced:** 7:10p.m.

**Meeting adjourned:** 7:40p.m.

**Members present:** Brian Binney, John Haney, Colin Henderson, Mary Leszczuk,

**Members absent:** Robert McTague

**Also Present:**

**Representing: WMRE Fairless RNG Facility,** Michael Meginniss, Esquire (Begley, Carlin), Bob Jones (Waste Management), Adam Stough (Waste Management), David Allen, P.E. (EarthRes Group)

**Representing: Keystone Trade Center – Morton Salt,** Michael Meginniss, Esquire (Begley, Carlin), Jeremy Michael (NP Falls Township Industrial)

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

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**Item #1: WMRE Fairless RNG Facility, 1000 New Ford Mill Rd., Morrisville, PA 19067; 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**

Michael Meginniss, Esquire, presents the application and states this project has been in the works for a few years now and we are very excited to move forward with it this evening. The project consists of the construction of two renewable natural gas facilities. The structures will be approximately 20,000 sq. ft. each. They are contained with Waste Management’s 47 acre property. This project will reduce greenhouse gas emissions and offer an approximate annual reduction in carbon dioxide emissions of 170,000 tons a year. This project will also offer the opportunity for Waste Management to de-commission five enclosed flares at this location. This project will be an approximately \$90 million investment in the community. It will add jobs. We hope it will be operational in 2024. This is part of a broader plan that Waste Management is going to implement beyond just the site. This is one of the largest investment in the region for this sort of renewable energy project.

The plans were resubmitted to the Township Engineer’s office about two weeks ago. Before we move forward to the Supervisors, we should have reduced and cleaner review letter.

Adam Stough continues and states Waste Management operates the largest number of landfill gas energy facilities in the country. This facility is the next level in state-of-the-art landfill gas renewable facilities. We have built five facilities similar to this one throughout the country. This one represents a \$90 to \$100 million investment. Waste Management made an announcement a few months ago they will be investing over \$800 million over the next four years and 17 projects similar to this one. This would be the largest renewable natural gas facility in the country that Waste Management operates. This is a big project for us, and we are very excited about it.

The plans indicate it is utilizing the landfill gas from the Fairless Complex which would be routed to the two facilities along New Ford Mill Road. Each facility would have a separate gas train and when complete it is the equivalent of 3 million mmbt of gas produced from this that would then be injected into the local natural gas pipeline. This will service 65,000 homes in Penna, or offset the equivalent of over 2,700 large diesel trucks. Waste Management has invested a great deal of time and investment in the transition of our fleet to CNG trucks. We are getting rid of the diesel trucks. We’ve got goals to transition our fleet to the CNG, and this plays a role

in that. Pick up the garbage at the curb, put it in the landfill, and take that landfill gas, clean it up and inject it in the pipeline, and then it's pulled back out at one of our 160 natural gas fueling stations in the country.

David Allen, P.E., project manager, continues and states the site in question is just south of the Wheelabrator facility. The project area is approximately 18 acres, 15 of which is the actual facility; the rest will be sanitary force main to the north and also a landfill gas pipeline to the south. There will be two identical structures of 20,000 sq. ft. built. The driveway is lined up with the property across the road who has a driveway entrance. The driveway is under review by PennDOT at the moment. There will be paved areas (dark gray) and gravel (light gray). Around the building, we will have concrete pads for equipment. There are pressure vessels and transformers located outside of the building.

The parcel itself is quite long; this used to be the old Turkey Hill executive golf course. Site today is grass with wooded areas. We are proposing a large stormwater basin on the north side of the site which will be an infiltration basin.

Atty. Meginniss says we are seeking the following waivers:

191-36.D -- relating to curbing from driveways

191-36.G(2) – relating to curb planting beds

191-48.A – regarding street trees on New Ford Mill Road (we will plant shrubs along frontage)

199.4B(6)(a) – regarding replacement trees, we will work with the Township

All other items are a will comply. We are seeking approval for Preliminary and Final land development approval.

Chairman Haney asks if the natural gas will be piped right back into the existing lines.

Mr. Stough says yes, there will be an interconnect with the local pipeline distribution company. They will bring their lines to this gas metering area, so we will tie into their system.

Member Binney asks if the trucks you have converted over to natural gas – will they fuel here?

Mr. Stough responds they won't fuel here.

Bob Jones (Waste Management) states the closest fueling station is on Haines Boulevard in Bristol Township at our DelVal North site. We have one in Camden and one in Trenton. This pipeline is transcontinental.

Member Binney asks what the purpose of all the gravel is as shown on the plan.

Mr. Allen says it's for a lay down area. During construction, there will be room for equipment to be staged there. The paved area is a travel path for vendors and employees to use to access the parking.

Member Binney asks if the gravel area is just for construction, why it doesn't go away.

Mr. Allen says the area will be used for maintenance.

Member Binney asks what will be maintained there.

Mr. Stough says we do a lot of our treatment with activated carbon so there are large vessels that will take media changeouts which requires heavy cranes lifting the vessels.

Discussion occurs on this point as well as how to contain spills if any occur.

Mr. Jones states they were under the impression that the gravel was strictly a laid down area. If it is going to be used for truck circulation, we will make sure the proper asphalt pavement is located where the trucks will circulate. Gravel has always been acceptable for storage and equipment.

Member Binney asks Mr. Jones about the wetlands margin. They are not disturbing more than twenty percent.

Mr. Jones states we will assure fifty percent woodlands disturbance is either in the resolution as a waiver or is in compliance.

Member Binney says regarding the tree ordinance and the number of trees required to be replanted, we have to do something about that.

Mr. Jones agrees and says we've adopted an ordinance we have to live with now and it is difficult. We look at the disturbance and try to offset with shrubs.

Atty. Meginniss says we will be in communication with the Township to come to a mutually acceptable amount regarding trees.

No public comment.

Member Henderson makes a motion to recommend approval for Preliminary and Final Land Development for WMRE Fairless RNG Facility, 1000 New Ford Mill Road, Morrisville, PA 19067, TMP #13-047-128, based on Jones Engineering Associates review letter dated May 14, 2022 with waiver requests from Section 191-36.D, 191-37.G(2), 191-48.A and 199.4.B(6)(a), the Fire Marshal's review letter of August 17, 2022, and Remington Vernick's review letter of August 19, 2022.

Member Binney seconds the motion.

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

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**Item #2: Keystone Trade Center – Morton Salt, 10 Solar Drive, Fairless Hills; TMP #13-051-001; Zoned: MPM. Owner: NP Falls Township Industrial. Construction of a 115,200 sq. ft. salt storage structure, associated driveways, utilities, landscaping, lighting and stormwater management**

Michael Meginniss, Esquire, presents the application and states we are seeking to develop a portion of the large parcel to accommodate the construction of a 115,200 sq. ft. salt storage structure for Morton Salt. The proposal will help facilitate the removal of the existing Morton Salt structure. Morton Salt currently leases a 120,000 sq. ft. space. After the 115,200 sq. ft. salt storage structure is completed, the portion of the prior lease that is in effect will expire. This will allow for a more cohesive and beneficial future development on NorthPoint's end. This is classified as a building; however, it is not an occupied space. This is essentially a giant salt barn that is being constructed.

Member Binney asks where the abandoned lease will be located.

Jeremy Michael responds if you are coming in Ben Fairless, just passed the office building on the left, GMA Garnet is there. Morton leases 120,000 sq. ft. to the north end of that building. Morton will vacate first, with GMA Garnet will follow.

Mr. Michael continues and states they are looking into the future phase of the development. As part of that, there is an opportunity to combine Morton's operation into one facility. They currently use the north end of the GMA building for bulk salt storage, so this will relocate that operation to their other premise on site.

Atty. Meginniss says there are a few waiver requests:

191-52.1.B(1)(a) – 191-52.1(C)(2)(a) – to permit the disturbance of the Flood Plain which we will coordinate with the Township Engineer’s office as well as FEMA as is needed

191-52.1.B(4)(b)(2) – regarding woodlands disturbance of approximately .37 acres

191-52.1.B(8)(a) and 191-52.1.B(8)(b) – regarding the disturbance of wetlands

191-78.C(2) – 200 ft. existing features – subject tot the Township Engineer’s recommendations

Member Binney asks if this is behind the Toll Brothers lay down area (yes).

Member Binney asks if access can be given to the Planning Commission members for the NorthPoint development.

Mr. Michael says he will arrange access. He also states somewhere down the line the gate will be removed.

Atty. Meginniss states on a different matter unrelated to Morton Salt, we had stated previously we would come before the Planning Commission with a master site plan regarding sidewalks and traffic flow. We can have that conversation this evening or come before the Planning Commission in September for that discussion – not for a vote, but for an open conversation.

It was decided, in light of the technical problems with the meeting (no zoom), it would be placed on the September agenda.

Member Binney asks Mr. Jones if there are any concerns with the flood plain issues or wetland issues.

Mr. Jones says no, the applicant will be obligated to submit a Flood Plain permit for any disturbance. We have worked with their engineers on the compensatory storage concept previously, and we are confident we will be able to satisfy our Flood Plain management requirements. He mentions a waiver request for 191-36.D his office identified for the driveway since the driveway continuation doesn’t have curbing, so he believes that waiver should be also requested.

Mr. Michael we would prefer to have that waiver request in case we do need it, but we are going to try and comply as much as possible with that.

Mr. Jones states we can resolve that before this goes before the Board of Supervisors.

Chairman Haney states now would be a good time for the upgrade of the infrastructures to help the fire departments with access and better water supply to the buildings and hydrants.

Mr. Michael agrees.

No public comment.

Member Henderson makes a motion to recommend approval of Preliminary and Final Land Development for Keystone Trade Center, Morton Salt, 10 Solar Drive, Fairless Hills, PA 19030, TMP #13-051-001, based on Jones Engineering Associates’ review letter dated August 18, 2022, with the following waiver requests for Sections 191-52.1.C(2)(a), 191-36.D, 191-52.1.B(4)(b)(2), 191-52.1.B(8)(a), 191-52.1.B(8)(b), and a partial

waiver of 191-78.C(2), the Fire Marshal's review letter dated August 18, 2022, and Remington Vernick's review letter dated August 22, 2022.

Member Binney seconds the motion.

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

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**Item #3          Approval of Minutes**

Minutes of July 26, 2022.

**All in favor 4-0. Minutes approved**

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**7:35 p.m Meeting adjourned**