

**TOWNSHIP OF FALLS  
PLANNING COMMISSION AGENDA  
FEBRUARY 25, 2025**

**REVISED 2/20/25**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, III, Chairman  
Colin Henderson, Vice Chairman  
Jesse O'Brien, Secretary  
Daniel Everett, Member  
Mary Leszczuk, Member  
Paul Hartzell, Alternate Member  
David Coyne, Alternate Member

**Place:** Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047

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- Item #1:** **Starr Tours, 394 Lincoln Highway, Fairless Hills, PA 19030**  
TMP #13-008-051, #13-008-051-00A; Zoned: HC; Owner: CAVA Companies  
*Conditional Use – Bus Transportation headquarters*
- Item #2:** **Metals USA, 50 E. Cabot Blvd., Langhorne, PA**  
TMP #13-003-008-007; Zoned: PIP. Owner: Metals USA Plates & Shapes, Inc.  
*Preliminary / Final – Facility expansion – 70,390 sq. ft. building and a 31,500 sq. ft. open storage area under canopy, parking areas, associated utilities and stormwater management basin*
- Item #3:** **Earle Co., 14 N. Steel Road, Morrisville, PA (CONT'D PER APPLICANT'S REQUEST)**  
TMP 13-047-118 / 13-047-153 / 13-047-155 / 13-047-156; Zoned: HI  
Owner: 14 (One) Steel Rd. Morrisville LLC  
*Preliminary/ Final -- Consolidation of four lots, creation of two new lots and construction of two new warehouse / distribution centers*
- Item #4:** **Keystone Trade Center, 600 Ben Fairless Drive, Fairless Hills, PA**  
TMP #13-051-001-034; Zoned: MPM; Owner: NP Keystone Building 5, LLC and NP Keystone Building 6 LLC; Additional Owner: Mt. Olive Properties, LLC  
*Amended Final Plan -- Phase 2 – Building 6 -- removal of access driveways, loading docks, parking areas, connection driveway from building 5 lot, revised parking areas, basin re-grading, revised utility connections, new access driveway points, and new security fencing and gate*
- Item #5:** **Keystone Trade Center, Sorrells Blvd (700 S. Port Rd), Fairless Drive, PA**  
TMP #13-051-001; Zoned: MPM. Owner: NP Falls Township Industrial, LP.  
*Preliminary / Final Land development – Area 3 (Phase 3) – redevelop 247.08 acres in the KTC area for 12 buildings*
- Item #6:** **Levittown Lanes – 8815 New Falls Road, Levittown, PA**  
TMP #13-019-167, #13-019-168-001, #13-019-169; Zoned: NC / NCR. Owner: Allen and Mary Ella Episcopo  
*Preliminary land development – redevelopment of 3 parcels for a multi-family apartment building and associated improvements*
- Item #7:** **Minutes from January 28, 2025**