

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
APRIL 22, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:42 p.m.

Members present: John J. Haney, III, Colin Henderson, Jesse O'Brien

Members absent: Daniel Everett, Mary Leszczuk, Paul Hartzell (alt), David Coyne (alt)

Also Present Representing:

Amarok LLC (FedEx Ground): Maryanne Garber, Esquire (Buchanan Ingersoll & Rooney), Michelle Affronti (Amarok)

Earl Co: Michael Meginniss, Esquire (Begley Carlin), Mark Havers, P.E. (Pickering Courts), Shawn Durkin (realtor)

Halle Properties: Matthew McHugh, Esquire (Klehr, Harrison), Will Jager, P.E. (Bohler Engineering)

For the Township: Douglas Waite, P.E.(Jones Engineering Associates) and Diane Beri (Recording Secretary)

Item #1: Amarok LLC (FedEx Ground), 100 River Road, Fairless Hills, PA; TMP #13-051-001-032; Zoned: HI; Owner: NP Keystone Bldg 1 LLC. Conditional Use – Install low voltage perimeter security (fence) 10 ft. high within existing fence (9,000 linear ft)

Maryanne Garber, Esquire, presents the application and states Amarok is a company which provides outdoor perimeter security systems to protect commercial and industrial properties. She introduces Michelle Affronti (Compliance Manager for Amarok). The property is leased by FedEx Ground. FedEx is looking to secure its system as an additional security measure for their facility. There already is an existing physical chain link fence which surrounds the entire facility. The low voltage fence would be placed 4 to 8 inches behind this chain link fence. Electric fences are permitted by conditional use in any industrial area. There will be signs warning of the electrical nature of the system every 30 feet. The installation of this fence will not change vehicular travel in any way. The existing gates will remain in place with no change.

Member Haney asks if it provides a shock or an alarm when the fence is breached (both).

Michelle Affronti continues and states their system is designed to set off an alarm and if you touch the fence, you will receive a pulse. It is unpleasant but will not harm anyone. An animal will set the alarm off, they will look at the area and if determined that it was an animal, the police will not be called. The shock strength is similar to the shock collar for a dog.

Member Haney asks if there will be a shut off system if there is an emergency issue.

Ms. Affronti says they can install a Knox 3502 which will shut the power off to the system.

Member Haney says we would prefer to have it installed. They agree.

Member Henderson makes a motion to recommend approval for the Conditional Use application for Amarok LLC (FedEx Ground), 100 River Road, Fairless Hills, PA 19030 to install low voltage perimeter security (fence) 10 ft. high within the existing fence in accordance with Jones Engineering Associates' review letter dated April 17, 2025.

Member O'Brien seconds the motion.

All in 3-0. APPROVED FOR CONDITIONAL USE.

Item #2: Earle Co., 14 N. Steel Road, Morrisville, PA. 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

Michael Meginniss, Esquire, presents the application and states the applicant has been before the Zoning Hearing Board twice and received various relief to facilitate the development of these four parcels into two parcels. The current Earle Co. use would be removed, and we would construct two warehousing facilities. The larger of the two facilities (north) is approximately 272,000 sq. ft. which would be located on a 31.3 acre parcel. The smaller of the two facilities is

approximately 5,880 sq. ft. which would be located on a 6.3 acre parcel. Both of these buildings are designed to be modern Class A warehousing facilities. We have received zoning variances for parking, impervious surface and setbacks to allow the construction of these two structures. There are existing easements which are located at various portions of this property.

Mark Havers, P.E., continues and goes through the site and development. The existing site has four parcels; the redeveloped site will have two parcels. Parcel 1 is approximately 6.3 acres and would have a 56,000 sq. ft. building with 13 loading spaces and 79 employee parking spaces. Parcel 2 is approximately 31.3 acres (20 acres of which is unusable due to various easements) and would have a 273,000 sq. ft. building with 73 loading spaces, 16 trailer storage spaces and 214 employee spaces.

Chairman Haney asks if these are built to suit warehouses or are these going to be general warehouses?

Shawn Durkin states they would be marketed in the beginning for anyone to step forward and want to lease or purchase the facilities. At some point, the owner may want to be pro-active and build them on spec, but to get started it would just be approvals in hand, and once we find a buyer or tenant, construction would begin.

Member O'Brien asks about the PECO easement on the larger parcel – have you reached out to them because we cannot grant any approvals in that regard.

Atty. Meginniss says we do not have any agreements formalized with PECO or CSX (railroad easement) but recognize it will need to be done.

Jones Engineering Associates review letter dated May 12, 2025

All items are a will comply, except for:

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| 191-37(B) | Requesting waiver for open space for parking between edge of building / edge of parking spaces |
| 191-37(G)(1) | Requesting waiver for 55 spaces without the raised planting beds |
| 191-37(G)(2) | Requesting waiver for raised planting beds with 1 shade tree per bed |
| 191-37(G)(3) | Requesting waiver for double loaded row of parking spaces |
| 191-37(G)(4) | Requesting partial waiver for 27 trees instead of 44 trees |
| 191-44(D) | Requesting waiver top or bottom edge of slopes be 5 ft. from property line |
| 191-45(C) | Requesting waiver structure in easement – will get permission from easement holders |
| 191-48(A) | Requesting partial waiver street trees along New Ford Mill and Tyburn Roads |
| 191-52.1(B)(3) | Requesting waiver for disturbance of steep slopes |
| 191-52.1(B)(4) | Requesting waiver for disturbance of woodlands |
| 191-71(A) | Requesting waiver for street trees |

No public comment.

Member Henderson makes a motion to recommend approval for Preliminary and Final Land Development for Earle Co. 14 N. Steel Road, Morrisville, PA 19067, TMP 13-047-118 / 13-047-153 / 13-047-155 / 13-047-156 based on Jones Engineering review letter dated May 12, 2025 with waivers requested for 191-37(B), 191-37(G)(1), 191-37(G)(2), 191-37(G)(3), 191-37(G)(4), 191-44(D), 191-45(C), 191-48(A), 191-52.1(B)(3), 191-52.1(B)(4), and 191-71(A), Remington Vernick's review letter dated October 29, 2024, and any comments from the Fire Marshal.

Member O'Brien seconds the motion.

All in favor 3-0. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #3: Halle Properties, LLC, 113 & 115 Lincoln Highway, Fairless Hills, PA; TMP #13-004-646 / 13-004-609 / 13-004-612 / 13-004-608 /13-004-617 / 13-005-555; Zoned: HC; Owner: Paul Burns. Sketch Plan -- Demolish buildings, consolidate lots, construct net automotive repair facility and associated parking

Matthew McHugh, Esquire, presents the application and states we are proposing to consolidate the existing six parcels into one parcel, to demolish the existing improvements on these parcels, and construct a 7,000 sq. ft. Discount Tire building. Discount Tire is one of the country's largest tire and wheel retailer who is in the midst of an expansion to the northeast part of the United States. This would be one of their first locations in Pennsylvania. They sell and install tires as well as

provide some minor accessories (e.g. wiper blades). There is no automotive or body work being performed on the car – just the installation of the tires and windshield wipers. This project will require Conditional Use approval, zoning variances and preliminary and final land development approval, PennDOT permits, etc. We submitted this Sketch Plan to get a initial review by the Township Engineer's office. There is nothing in his letter which is not unexpected. We do not need a recommendation from this Board at this time but hope to get any feedback to incorporate any comments or concerns as we begin the process.

Will Jager, P.E. states this is a high volume road, and the plan is to restrict both accesses right in and right outs and to extend the median to prevent anyone from making a left turn out of the site. This will be Discount Tire's smallest prototype building. There is currently a stream which runs through from behind the property out to the corner where the furniture store is. This stream divides the site into two pieces. We are trying to stay away from the stream and trying to comply with the front yard requirements. The majority of this development falls within limits of existing paved areas of Burns Auto (which used to be there) with the exception of the rear.

Chairman Haney says it will be nice to see development on these parcels as they have been vacant for a while. He asks if there is any interest in expanding in the future on the site because of the size of the building and the land.

Atty. McHugh says there are a lot of constraints because of the existing features with the stream and wetlands on the parcels. There is also a vacation of a paper street as well. Any ability to expand would be minimal.

Member O'Brien asks if there will be oil changes performed on site.

Atty. McHugh says no.

Member O'Brien says the north side and east side are currently wooded. Will it remain wooded?

Mr. Jager says along the north side of the property there is no intent to encroach up in that area. Part of pushing the building to the front of the site creates a front yard setback issue which we will need zoning relief. He also says the east side is where Mienke is located and their parking actually overlaps with this site and there is no wooded area on that side.

Discussion occurs with Mr. Jager showing the area on a plan and indicates there is no intent to build in that area.

Chairman Haney says he thinks it is a good addition to the area and happy with a functional plan to redevelop this site.

No other Board questions.

No public comment.

No recommendation needed.

Item #4: Approval of Minutes

Minutes from March 25, 2025 approved.

Meeting adjourned 7:42 p.m.