

**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
OCTOBER 28, 2025**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:33 p.m..

Members present: Colin Henderson, Daniel Everett, Mary Leszczuk, Jesse O'Brien, Paul Hartzel (alternate)

Members absent: John J. Haney, III

Also Present Representing: Morrisville Municipal Authority: Bob Campbell, P.E. (Pennon Associates)

PGE Rentals: Michael Meginniss, Esq. (Begley Carlin & Mandio) and Russ Protas (PGE Rentals) and John Genovesi, P.E. (Tri-State Engineers)

For the Township: Brian Binney, (Jones Engineering Associates), Diane Beri (Recording Secretary)

Item #1: Act 537 Plan Update between Falls Township and Morrisville Borough regarding the wastewater treatment facility at the Keystone Trade Center.

Bob Campell, the engineer for Morrisville Municipal Authority, states this is an update to Falls Township's Act 537 Plan and Morrisville's 573 plan. The reason Falls Township's is being revised is because the new waste water treatment plan (WWTP) will reside in Falls Township. He makes the following points:

Existing Issues: Approximately 10 years prior, Morrisville experienced problems meeting effluent quality requirements, leading to restrictions on its system. MMA signed a consent assessment of civil penalty in 2019 and completed various required improvements, including tertiary treatment system and outfall replacements.

Feasibility Study: Due to increasing effluent quality requirements on the Delaware River, a feasibility study concluded that the existing WWTP would not meet future standards, necessitating the construction of a new WWTP.

New Location: MMA purchased the former US Steel water and wastewater systems from North Point (now known as the Keystone Trade Center, address 1 Sessa Circle). This site was selected for the construction of a new 8 million gallon a day WWTP, currently being designed by HRG.

Plan: The proposal includes decommissioning the existing Morrisville WWTP, constructing a transfer pump station, conveying the flow via a five-mile force main to the Keystone Trade Center site, conducting treatment there, and building a new discharge pipe out to the Delaware River.

Action Needed: MMA requires the Planning Commission's input and comments on the 537 Plan, as mandated by PA DEP, with a 60-day submission timeline.

Impact: Member Mary Leszczuk confirmed this was the sewage planning approval phase, noting that land development would follow. Bob Campbell noted that the plan gives Falls Township an opportunity to provide wastewater service to the south Pennsylvania Avenue area.

No public comment.

Member Leszczuk makes a motion to recommend approval of the joint Morrisville Borough and Falls Township 537 Plan revision based on the October 2, 2025 Pennoni and the comments made by Mr. Campbell tonight.

Member Hartzel seconds the motion.

All in favor 5-0. Motion carries. Act 537 Plan update approved.

Item #2: MYNB, LLC, 301 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-074-001; Zoned: NC; Owner: MYNB, LLC. Conditional Use – change the existing bank with drive through use to a restaurant with drive through use (Dunkin' Donuts)

The application was deferred as the applicant was not present. A motion for a continuance until the next month was made, seconded, and passed.

Item #3: PGE Rentals, 95 Lower Morrisville Road, Fallsington, PA 19054; TMP #13-032-090; Zoned: PIP; Owner: PGE Rentals c/o Russ Protas. Preliminary / Final Land Development – parking lot expansion and stormwater management systems and associated improvements

Michael Meginniss, Esquire, presents the application and states that the approximately four-acre property is currently improved with a 27,000 square foot structure. The applicant went to the Zoning Hearing Board back in the summer of 2024 to procure a number of variances which would facilitate the construction of an exterior expansion of macadam and parking areas. We are not expanding the structure on site. This property has functioned in an industrial capacity for many years, and is adjacent to a few residential properties and across the street from another group of residential uses. Part of the development is being mindful of the impact to residential uses. We will maintain the buffering areas currently on the west and northwest portions of the site.

Russ Protas, owner of PGA Rentals, explained that the company specializes in modifying large trucks to ride rail lines and work on railroads. Clients include large entities such as Conrail, SEPTA, Amtrak, and Norfolk Southern. The business relocated from Bristol and Morristown, NJ, to Falls Township. Approximately 99% of the work will occur inside the building. The exterior modification is required for lay down areas for material storage, which is necessary for piecing together equipment, chassis, bodies, and gear. The site is strategically important as the Conrail yard is only about 0.7 miles away. The equipment utilized is very expensive. Fencing will be installed for security, using chain link on three sides and plastic screening on the front for visual purposes. The business operates during normal hours (usually 7 a.m. to 6 p.m., five days a week) with occasional overtime/Saturdays. The company also provides emergency services for track lines (like Amtrak or SEPTA), meaning they may respond to calls, such as a derailment, at 2:00 am.

John Genovesi, P.E. continues and states the site is adjacent to two residential properties and the Fallsington Elementary School property. To minimize impact on the adjacent residential community, the proposal is mindful of honoring the buffer areas. A heavily treed 50-foot wide buffer area required under the ordinance will remain along the residential property line and wrap around to the school property. The existing above-ground detention basin will be replaced by an underground recharge system. A shed or structure belonging to a dwelling on Locust Lane was found to be constructed across the property line (an encroachment). The new owner is aware of it and will not ask for its removal. The vast majority of trees on the site will be maintained as a buffer. The impact of 50.14% highlighted in the review relates *only* to the woodlands located within the slope area being impacted. Regarding the waiver for additional trees in the parking area, the applicant offered to plant a couple of extra trees near the entrance to make the property look nice.

Jones Engineering Associates' Review letter dated June 19, 2025

All items are a will comply, except for:

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| 191-8(B) | Requesting a waiver for preliminary / final approval combined |
| 191-37(B) | Requesting a waiver for 15 ft. of open space between curblin and uncovered parking area |
| 191-37(G)(1) | Requesting a waiver for parking rows exceeding 20 spaces without curbed raised planting beds |
| 191-37(G)(4) | Requesting a waiver for additional trees in the parking area |
| 191-39(G) & | |
| 191-61(A) | Requesting a waiver for sidewalks along frontage streets |
| 191-44(D) | Requesting a waiver for bottom edge of slopes to be within 5 ft. of property line |
| 191-48(A) | Requesting a waiver for street trees |
| 191-52.1(B)(3) | |
| (b)[1] & [2] | Requesting a waiver for slopes |
| 191-52.1(B)(4) | |
| (b)[1] | Requesting a waiver for woodlands |
| 191-71(A) | Requesting a waiver for street trees |

Member Leszczuk confirms there will be a chain link fence along the property including the driveway.

Mr. Protas says on three sides it will be chain link, on the front we will put plastic just for visual purposes.

Member O'Brien says he would like to see as many trees as possible along the front.

Member Hartzell asks about the front laydown area and what is currently there?

Mr. Protas says it is old parking. Before we purchased the property, it was a water treatment facility so they would park the vehicles in the front.

Member Everett asks what vehicles will you be parking there.

Mr. Protas says we will park on the property both chassis and units that we are working on as well as have them inside the garage.

Member Everett asks what the hours of operation are.

Mr. Protas says it's five days a week from 7:00 a.m. to 6:00 p.m. and possibly Saturdays if required.

No public comment.

Member Leszczuk makes a motion to recommend approval for Preliminary and Final Land development of PGE Rentals, 95 Lower Morrisville Road, Fallsington, PA 19054, TMP #13-032-090, based on the Jones Engineering Associates letter dated June 19, 2025 with waiver requests for Section 191-8(B), 191-37(B), 191-37(G)(1), 191-37(G)(4), 191-39(G), 191-61(A), 191-44(D), 191-48(A), 191-52.1(B)(3)(b)[1], 191-52.1(B)(3)(b)[2], 191-52.1(B)(4)(b)[1], 191-71(A) and Remington Vernick's review letter dated June 13, 2025.

Member Hartzell seconds the motion.

All in favor 5-0. Motion carries. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

Item #4: Approval of Minutes

Minutes from September 23, 2025 approved,.

All in favor 5-0.

7:33 p.m. Meeting adjourned