Township of Falls

188 Old Lincoln Highway
Fairless Hills, PA 19030
www.fallstwp.com
(215) 949-9000
Fax: (215) 949-9015

LAND DEVELOPMENT / SUBDIVISION APPLICATION

NAME OF PROJECT: Keystone Trade Center - Area 3 Development

ADDRESS OF PROJECT: Sorrells Boulevard, Fairless Hills, PA 19067

PROJECT INFORMATION:

Plan Status (check one): Sketch Plan ____ Prelim. Plan X Final Plan X

Plan Type (check one): Minor Sub ____ Major Sub ____ Land Develop X

Tax Parcel No. 13-051-001 Zoning District: MPM

No. of Proposed Lots/Bldg. 12 Area of Property: 858.88 ac. (Site), 247.08 ac. (Area 3)

Scope of Work: Area 3-Redevelopment of approximately 247.08 ac. in the Keystone Trade Center for twelve (12) new buildings.

APPLICANT'S INFORMATION:

Owner(s): NP Falls Township Industrial, LLC c/o Jeremy Michael Phone #: 513-382-8810

Address & Email: 3315 N. Oak Trafficway, Kansas City, MO 64116 - jmichael@northpointkc.com

Equitable Owner(s): ____ Phone #: ____

Address: ____

Attorney: Begley, Carlin & Mandio, LLP c/o Allen W. Toadvine, Esq. & Michael J. Meginniss, Esq. Phone #: 215-478-6839

Address & Email: 680 Middletown Boulevard, Langhorne, PA 19047-atoadvine@begleycarlin.com mmeginniss@begleycarlin.com

Engineer: Gilmore & Associates, Inc., c/o Eric S. Clase, P.E. Phone #: 215-345-4330

Address & Email: 65 E. Butler Ave, Suite 100, New Britain, PA 18901-eclase@gilmore-assoc.com

Architect: N/A Phone #: ____

Address & Email: ____

PLAN INFORMATION (NON-COMPLIANCE)

Note: All sections of the Falls Township Code which have not been met MUST be listed below. A letter requesting waivers of applicable sections with an explanation of why the requests are needed MUST be submitted with this application. If it is found during the review process that additional waivers are needed, all reviews will cease until the new waivers have been requested in writing.

Sections of the Falls Township Code that are not complied with:

Subdivision & Land Development (Chapter 191)

See Waiver requests attached to application.

Zoning (Chapter 209):

Design Standards:

HAVE ANY VARIANCES BEEN GRANTED FOR THIS PROPERTY? Yes ____ No X
(If yes, indicate date granted and what for)

APPLICANT'S CERTIFICATION

I hereby certify that I am the *(circle one)* Owner/Equitable Owner/ Agent of this property and that I am authorized to make this application.

SIGNATURE: _____ DATE: 1/10/2025

PRINT NAME: Jeremy Michael

ADDRESS: 3315 N. Oak Trafficway, Kansas City, MO 64116

PHONE NO. 513-382-8810

jmichael@northpointkc.com

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Requirements for appearing before the Board of Supervisors

In order to be deemed ready to proceed for either Preliminary or Final Land Development approval in front of the Board of Supervisors, all Applicants must comply with the following requirements, before or at the scheduled hearing in front of the Board of Supervisors:

- Applicants must bring with them two (2) sets of plans which can be referenced during their presentation to the Board of Supervisors. The plans must be no smaller than 24" by 36" and must be appropriately mounted for ease of viewing by both the Board of Supervisors and the general public. The plans must be easily visible and must be capable of standing on an easel without assistance.
- The Applicant shall consult with the Township Engineer prior to the presentation to the Board of Supervisors to determine which plans shall be brought to the Land Development hearing.
- The Applicant shall be prepared to answer any and all questions related to the project, including but not limited to any Resolution under consideration by the Board of Supervisors as relates to the project.
- The Applicant shall ensure that it has reviewed any and all comments or correspondence from the Falls Township Fire Marshal, the Township's Traffic Engineer, the Bucks County Planning Commission and the Township Engineer.

Failure to comply with the above requirements will cause the application to be deemed not ready to proceed and the matter will be either removed from the Board of Supervisors' agenda or continued to a subsequent Board of Supervisors meeting.

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NAME OF PROJECT: Keystone Trade Center - Area 3 Development

ADDRESS OF PROJECT: Sorrells Boulevard, Fairless Hills, PA 19067

Pursuant to the Falls Township Code at Chapter 191, Section 8, Subsection C, Applicant hereby indefinitely waives the timelines associated with review process required for all submissions to the Planning Commission and Board of Supervisors. Applicant acknowledges that this written waiver can be revoked in writing at any time with at least 90 days' written notice to the Township Manager.

APPLICANT'S SIGNATURE: _____

DATE: 1/10/2025

Township of Falls

REC'D 1/28/25
FALLS TWP
CODE DEPT

188 Old Lincoln Highway
Fairless Hills, PA 19030
www.fallstwp.com
(215) 949-9000
Fax: (215) 949-9015

LAND DEVELOPMENT / SUBDIVISION APPLICATION

NAME OF PROJECT: Keystone Trade Center-Amended Final Phase 2 Development

ADDRESS OF PROJECT: 600 Ben Fairless Drive, Fairless Hills

PROJECT INFORMATION:

Plan Status (check one): Sketch Plan ____ Prelim. Plan ____ Final Plan X

Plan Type (check one): Minor Sub ____ Major Sub ____ Land Develop X

Tax Parcel No. 13-051-001-034 Zoning District: MPM

No. of Proposed Lots/Bldg. 3 Area of Property: 1,367.35 ac, Site, 290.34 ac Phase 2

Scope of Work: The amended final application is for revisions around the building 6 lot, for 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.

APPLICANT'S INFORMATION:

Owner(s): NP Keystone Building 5, LLC
NP Keystone Building 6, LLC c/o Jeremy Michael Phone #: 513-382-8810

Address & Email: ____

Additional Owner(s): Mt. Olive Properties, LLC Phone #: ____

Address: 3500 South Clark Street, Arlington, VA 22202

Attorney: Begley, Carlin & Mandio, LLP c/o
Allen W. Toadvine, Esq. & Michael J. Meginniss, Esq. Phone #: 215-478-6839

Address & Email: 680 Middletown Boulevard, Langhorne, PA 19047-atoadvine@begleycarlin.com
mmeginniss@begleycarlin.com

Engineer: Gilmore & Associates, Inc., c/o Eric S. Clase, P.E. Phone #: 215-345-4330

Address & Email: 65 E. Butler Ave, Suite 100, New Britain, PA 18901-eclase@gilmore-assoc.com

Architect: N/A Phone #: ____

Address & Email: ____

PLAN INFORMATION (NON-COMPLIANCE)

Note: All sections of the Falls Township Code which have not been met MUST be listed below. A letter requesting waivers of applicable sections with an explanation of why the requests are needed MUST be submitted with this application. If it is found during the review process that additional waivers are needed, all reviews will cease until the new waivers have been requested in writing.

Sections of the Falls Township Code that are not complied with:

Subdivision & Land Development (Chapter 191)

191-31(A), 191-32(A)(2),191-34(D)(1),191-36(D),191-52.1.B(3)(b)[1], 191-52.1.B(3)(b)[2],

191-52.1.B(4)(b)[2], and 191-78.C(2). These waivers were granted February 23,2022.

191-37.E-This Waiver request is attached to application.

Zoning (Chapter 209):

209-30.D and 209-42.E-These variances were granted June 14, 2022 for Lot 14.

209-30.D and 209-42.E-These variances were granted November 19, 2024 for Lot 16.

Design Standards:

HAVE ANY VARIANCES BEEN GRANTED FOR THIS PROPERTY? Yes X No ____
(If yes, indicate date granted and what for)

209-30.D and 209-42.E-These variances were granted June 14, 2022 for Lot 14.

209-30.D and 209-42.E-These variances were granted November 19, 2024 for Lot 16.

APPLICANT'S CERTIFICATION

I hereby certify that I am the *(circle one)* Owner/Equitable Owner/ Agent of this property and that I am authorized to make this application.

SIGNATURE: _____ DATE: 1/27/2025

PRINT NAME: Jeremy Michael

ADDRESS: 4805 Montgomery Road, Suite 310 Cincinnati, OH 45212

PHONE NO. 513-382-8810

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Fax: (215) 949-9015

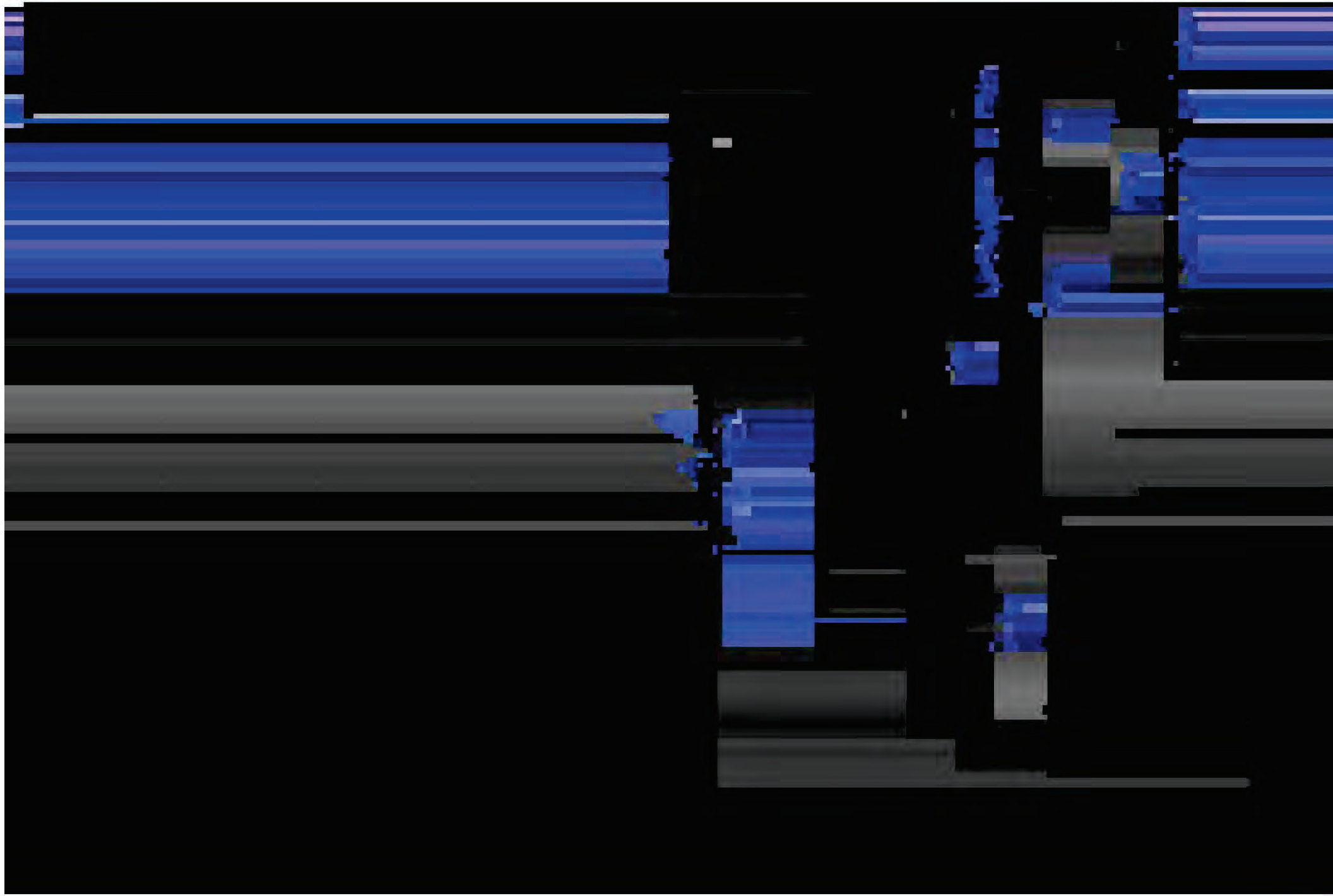
NAME OF PROJECT: Keystone Trade Center- Amended Final Phase 2 Development

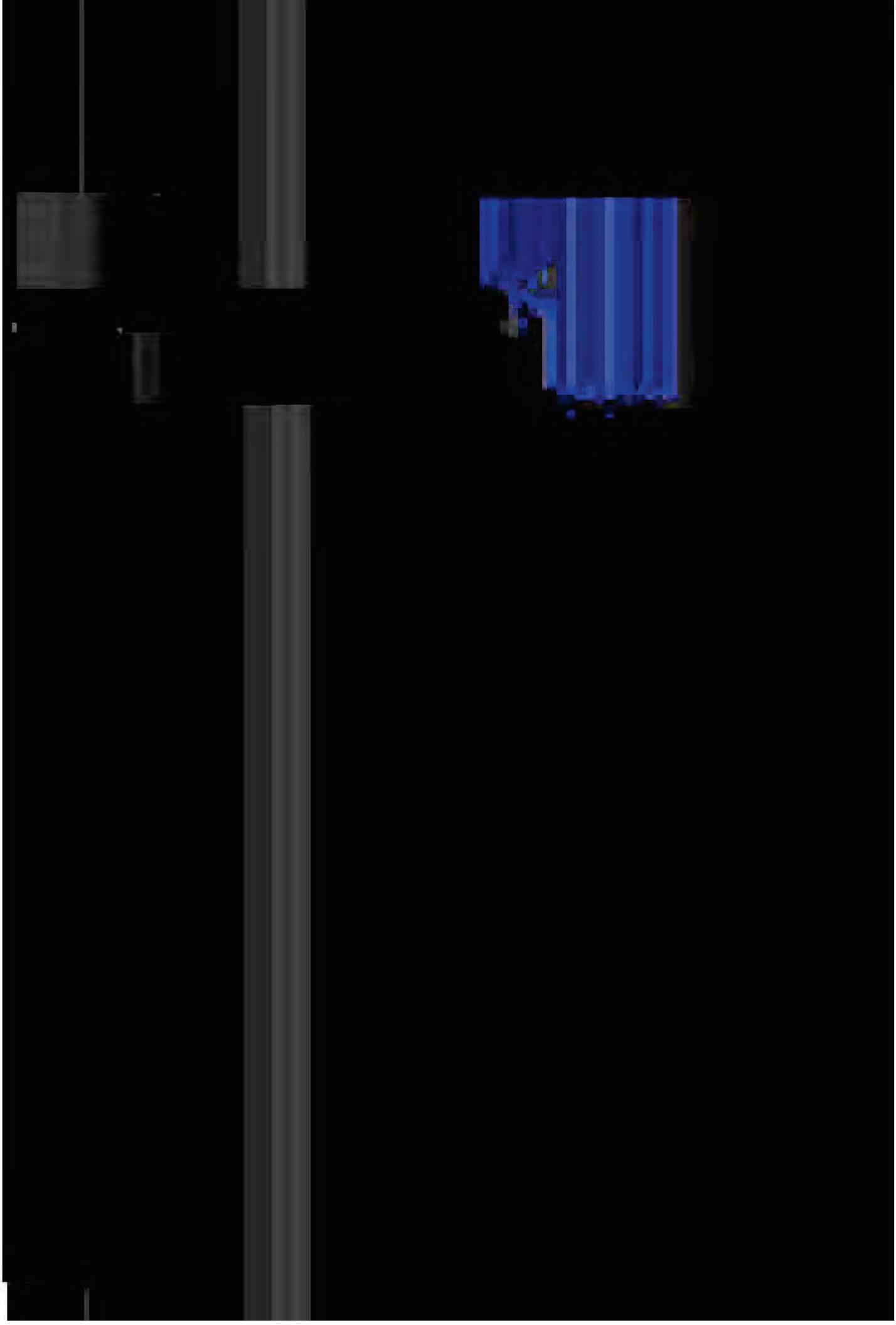
ADDRESS OF PROJECT: 600 Ben Fairless Drive, Fairless Hills

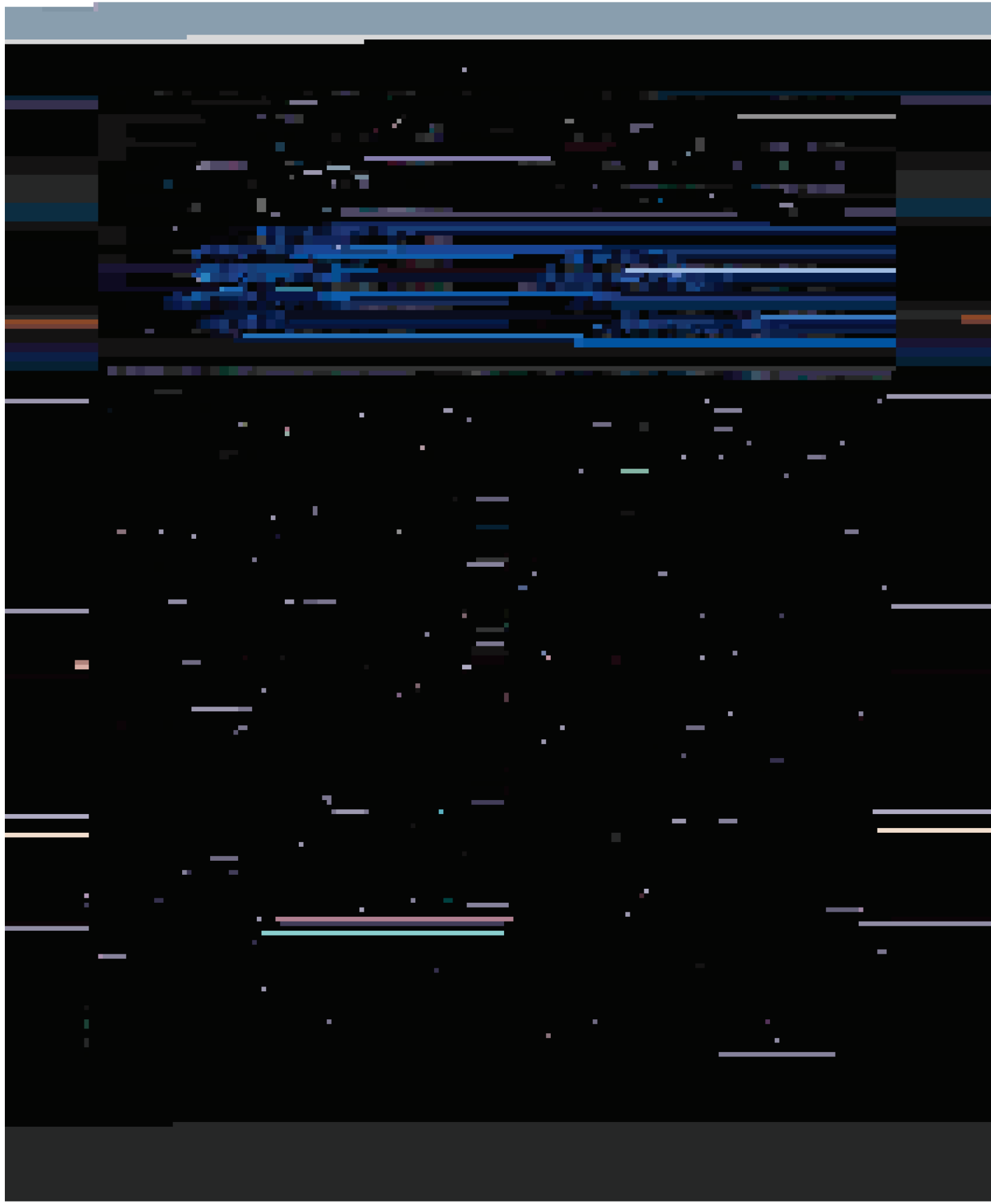
Pursuant to the Falls Township Code at Chapter 191, Section 8, Subsection C, Applicant hereby indefinitely waives the timelines associated with review process required for all submissions to the Planning Commission and Board of Supervisors. Applicant acknowledges that this written waiver can be revoked in writing at any time with at least 90 days' written notice to the Township Manager.

APPLICANT'S SIGNATURE: _____

DATE: 1/27/2025







TOWNSHIP OF FALLS
RESOLUTION NO. 2025- 11

WHEREAS, NP FALLS TOWNSHIP INDUSTRIAL, LLC, ("Applicant") has submitted an Application for Preliminary/ Final Land Development Approval, pertaining to the Applicant's premises, including Preliminary/ Final Land Development Plans consisting of one hundred twenty-nie (129) sheets dated January 17, 2025, as prepared by Gilmore & Associates, Inc. of New Britain, PA ("Plan"); and

WHEREAS, the parcel in question is designated as Tax Map Parcel No. 13-051-001, which are located at or near Sorrells Boulevard in the Township of Falls, County of Bucks, Pennsylvania ("Property"); and

WHEREAS, the Property is zoned in the Materials Processing and Manufacturing (MPM) District; and

WHEREAS, Applicant is the record owner of the Property; and

WHEREAS, the Applicant's proposed Project consists of redevelopment and construction of data storage facilities along with associated site improvements; and

WHEREAS, the Board of Supervisors of Falls Township is prepared to grant approval of the Applicant's Land Development Application, subject to certain conditions.

NOW, THEREFORE, be it resolved, and it is hereby resolved by the Board of Supervisors of Falls Township, that the Board of Supervisors hereby grants approval of the Land Development Application, subject to the following conditions:

A. WAIVERS REQUESTED AND GRANTED

1. The Applicant is requesting waivers from the requirements set forth in the following provisions of the Subdivision and Land Development Ordinance, which are hereby granted:
   a. Section 191-31(A) – The Applicant is requesting a waiver from this Section of the Ordinance requiring 36' cartway widths to permit 32' cartway widths. Vehicle turning diagrams must be submitted for review.
   b. Section 191-52.1(B)(3)(b)[1] – The Applicant is requesting a waiver to allow 100% disturbance of the 15-25% steep slopes on the Property.
   c. Section 191-52.1(B)(3)(b)[2] – The Applicant is requesting a waiver to allow 100%

disturbance of the steep slopes greater than 25% on the Property.

d. Section 191-52.1(B)(4)(b)[2] – The Applicant is requesting a waiver to permit 100% disturbance of the existing woodlands.

e. Section 191-78(C)(2) – The Applicant is requesting a partial waiver from this Section of the Ordinance. Applicant shall provide sufficient topographical information on the Plan and comply with any additional information requests from the Township Engineer.

2. With respect to all requested waivers, the Board of Supervisors and/or the Township Engineer shall receive testimony and/or evidence sufficient to make a determination as to the requested waivers. If said waivers, or any of them, are not granted, then compliance with the relevant code provisions in question shall be a prerequisite to the approval of this Preliminary/ Final Land Development Plan.

B. ZONING ORDINANCE

1. Section 209-43 – The Applicant shall provide documentation indicating that the Project will comply with the performance standards applicable to this use.

C. TREE PROTECTION STANDARDS ORDINANCE

1. Section 199-4(B)(6)(a) – Tree replacement requirements that are in accordance with the Master Development Agreement shall be addressed.

D. GENERAL COMMENTS

1. All comments from the Township Fire Marshal shall be addressed.
2. All comments from the Township Traffic Engineer shall be addressed.
3. All comments from the Technical Memo to be issued by the Township Engineer shall be addressed.
4. The Applicant shall provide clarification of the final disposition of the Gamesa operations as it relates to this Applicant and future construction.

E. GENERAL PROVISIONS

1. Prior to construction, the Applicant shall submit to the Township evidence of all required permits and approvals necessary to complete construction, including but not limited to the following:

   a. PADEP Sewage Facilities Planning Modules and any other applicable PADEP permits;

b. Soil Erosion and Sediment Pollution Control Plan approval by the Bucks County Conservation District;

c. NPDES permit;

d. Approval of the Falls Township Fire Marshal;

e. Approval of the Falls Township Traffic Engineer;

f. Approval of the Township of Falls Authority Engineer, if applicable;

g. Approval of the Falls Township Environmental Advisory Council, if required;

h. Approval of the Township of Falls Authority Engineer and/or Lower Bucks County Joint Municipal Authority Engineer, if required;

i. Building permits, construction permits, road opening permits, electrical permits, earth disturbance permits from Falls Township and construction trailer installation permit, if applicable;

j. PENNDOT Highway Occupancy Permit, if required;

k. Shop drawings for all materials associated with water, sanitary sewer and storm sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to the commencement of construction.

2. Material specifications and standards of construction shall be in accordance with Falls Township requirements, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.

3. Compliance with all regulations, rules, resolutions and ordinances of the Township are a condition, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.

4. All administrative, legal and engineering expenses owed to the Township for plan review shall be paid in full by the owner prior to release of signed mylar record plans.

5. The Applicant shall provide three (3) paper copies of the complete final record plan and two (2) signed and notarized mylars, no larger than 24" x 36" of the record plans to the Township. The record plan mylar shall be reviewed by the Township Engineer and signed by the Township Engineer and the Board of Supervisors prior to its return to the owner for recording purposes. The Applicant shall be required to provide to the County an additional paper copy along with the fully executed record plan for recording.

6. Following release and recording of the record mylar plan, the Applicant shall notify the

Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Bucks County Recorder of Deeds Office.

7. The owner shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this plan application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

[SIGNATURE BLOCK ON FOLLOWING PAGE]

ADOPTED as a Resolution by the Board of Supervisors of the Township of Falls this 24 day of March, 2025.

FALLS TOWNSHIP
BOARD OF SUPERVISORS

Attest: _____
BRIAN M. GALLOWAY
Secretary

By: _____
JEFFRY E. DENCE
Chairman

NP FALLS TOWNSHIP
INDUSTRIAL, LLC

By: _____
Authorized Representative
Nathaniel Hagedorn

TOWNSHIP OF FALLS
RESOLUTION NO. 2025- 12

WHEREAS, NP FALLS TOWNSHIP INDUSTRIAL, LLC, ("Applicant") has submitted an Application for Amended Final Land Development Approval, pertaining to the Applicant's premises, including Preliminary/ Final Land Development Plans consisting of one hundred thirty-two (132) sheets dated October 7, 2021 and last revised January 27, 2025, as prepared by Gilmore & Associates, Inc. of New Britain, PA ("Plan"); and

WHEREAS, the parcel in question is designated as Tax Map Parcel No. 13-051-001, which are located at or near 1 Ben Fairless Drive in the Township of Falls, County of Bucks, Pennsylvania ("Property"); and

WHEREAS, the Property is zoned in the Materials Processing and Manufacturing (MPM) District; and

WHEREAS, Applicant is the record owner of the Property; and

WHEREAS, the Applicant's proposed Project consists of amended the prior approval to change the size and layout of Building 6; and

WHEREAS, the Board of Supervisors of Falls Township is prepared to grant approval of the Applicant's Land Development Application, subject to certain conditions.

NOW, THEREFORE, be it resolved, and it is hereby resolved by the Board of Supervisors of Falls Township, that the Board of Supervisors hereby grants approval of the Land Development Application, subject to the following conditions:

A. WAIVERS REQUESTED AND GRANTED

1. The Applicant is requesting waivers from the requirements set forth in the following provisions of the Subdivision and Land Development Ordinance, which are hereby granted:
   a. Section 191-37(E) – The Applicant is requesting a waiver from this Section of the Ordinance requiring no less than a five-foot radius of curvature for all curblines in parking areas. The Applicant is requesting a waiver from this requirement for the curbed islands located at the security gate and is proposing a three-foot radius between lanes.
2. With respect to all requested waivers, the Board of Supervisors and/or the Township

Engineer shall receive testimony and/or evidence sufficient to make a determination as to the requested waivers. If said waivers, or any of them, are not granted, then compliance with the relevant code provisions in question shall be a prerequisite to the approval of this Preliminary/ Final Land Development Plan.

B. GENERAL COMMENTS

1. All comments from the Township Fire Marshal shall be addressed.
2. All comments from the Township Traffic Engineer shall be addressed.
3. The Applicant's Engineer shall determine if a new Planning Module Mailer to PaDEP is required. Notes to this effect shall be added to the Record Plan.
4. The Land Development Agreement shall be amended to include the site work associated with this Application prior to construction.

C. GENERAL PROVISIONS

1. Prior to construction, the Applicant shall submit to the Township evidence of all required permits and approvals necessary to complete construction, including but not limited to the following:
   a. PADEP Sewage Facilities Planning Modules and any other applicable PADEP permits;
   b. Soil Erosion and Sediment Pollution Control Plan approval by the Bucks County Conservation District;
   c. NPDES permit;
   d. Approval of the Falls Township Fire Marshal;
   e. Approval of the Falls Township Traffic Engineer;
   f. Approval of the Township of Falls Authority Engineer, if applicable;
   g. Approval of the Falls Township Environmental Advisory Council, if required;
   h. Approval of the Township of Falls Authority Engineer and/or Lower Bucks County Joint Municipal Authority Engineer, if required;
   i. Building permits, construction permits, road opening permits, electrical permits, earth disturbance permits from Falls Township and construction trailer installation permit, if applicable;
   j. PENNDOT Highway Occupancy Permit, if required;
   k. Shop drawings for all materials associated with water, sanitary sewer and storm

sewer utilities shall be submitted, reviewed and approved by the Township Engineer prior to the commencement of construction.

2. Material specifications and standards of construction shall be in accordance with Falls Township requirements, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.
3. Compliance with all regulations, rules, resolutions and ordinances of the Township are a condition, except as otherwise provided for herein or by the terms of any future variances, waivers or resolutions related to this project.
4. All administrative, legal and engineering expenses owed to the Township for plan review shall be paid in full by the owner prior to release of signed mylar record plans.
5. The Applicant shall provide three (3) paper copies of the complete final record plan and two (2) signed and notarized mylars, no larger than 24" x 36" of the record plans to the Township. The record plan mylar shall be reviewed by the Township Engineer and signed by the Township Engineer and the Board of Supervisors prior to its return to the owner for recording purposes. The Applicant shall be required to provide to the County an additional paper copy along with the fully executed record plan for recording.
6. Following release and recording of the record mylar plan, the Applicant shall notify the Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Bucks County Recorder of Deeds Office.
7. The owner shall comply in all respects with the rules, regulations and requirements of all governmental agencies and/or bodies having jurisdiction with respect to this plan application and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of the Township.

[SIGNATURE BLOCK ON FOLLOWING PAGE]

ADOPTED as a Resolution by the Board of Supervisors of the Township of Falls this 24 day of March, 2025.

FALLS TOWNSHIP
BOARD OF SUPERVISORS

Attest: _____
BRIAN M. GALLOWAY
Secretary

By: _____
JEFFRY E. DENCE
Chairman

NP FALLS TOWNSHIP
INDUSTRIAL, LLC

By: _____
Authorized Representative
Nathaniel Hagedorn