

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-nine (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

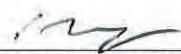
Township Manager and the Township Solicitor in writing of the plan book, page number and date of recording by the Bucks County Recorder of Deeds Office.

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.

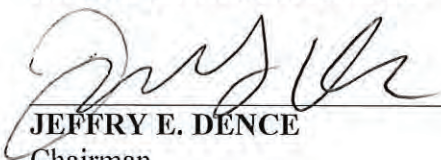
[SIGNATURE BLOCK ON FOLLOWING PAGE]

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