

ORDINANCE NO. 2021-16
AN ORDINANCE OF THE TOWNSHIP OF FALLS, BUCKS COUNTY, PENNSYLVANIA
AMENDING THE ZONING MAP INCLUDED AS PART OF
THE TOWNSHIP ZONING ORDINANCE

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Falls Township, Bucks County, Pennsylvania that the Zoning Map of Falls Township and the Falls Township Zoning Ordinance are hereby amended as follows:

WHEREAS, Chapter 209, Article X, Sections 209-86 of the Falls Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Supervisors of Falls Township to enact amendments to the Falls Township Zoning Ordinance and amendments involving a zoning map change,

WHEREAS, the Board of Supervisors of Falls Township has determined that this ordinance is generally consistent with the Township's Comprehensive Plan,

WHEREAS, the Board of Supervisors of Falls Township has determined that it is in the best interests of the municipality to adopt this ordinance amending the Falls Township Zoning Ordinance and the Zoning Map included therein,

WHEREAS, a public hearing was held for the purpose of considering this amendment to the Falls Township Zoning Map included as part of the Falls Township Zoning Ordinance, and

WHEREAS, the Board of Supervisors of Falls Township, after the public hearing, and after receipt of recommendations from the Falls Township Planning Commission and the Bucks County Planning Commission, deem it appropriate and proper that the zoning classification of the portions of parcels of real estate hereafter described be changed, as hereinafter more particularly set forth, so that the classification thereof will be in accordance with the spirit and the intent of the Falls Township Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Falls Township, Bucks County, Pennsylvania that the Zoning Map of Falls Township and the Falls Township Zoning Ordinance, Section 209-7, are hereby amended as follows:

MAP AMENDMENT: The zoning map of Falls Township is hereby amended to rezone:

- (i) a portion of tax parcel no. 13-051-001-017, located on South Port Road, also known as Steel Road, and currently zoned MPM (Materials Processing and Manufacturing), to the SL (Sanitary Landfill) Zoning District;

(ii) a portion of tax parcel no. 13-051-001-016, located on South Port Road, also known as Steel Road, and currently zoned MPM (Materials Processing and Manufacturing), to the SL (Sanitary Landfill) Zoning District;

(iii) a portion of tax parcel no. 13-051-001-023, located on Gamesa Drive, and currently zoned MPM (Materials Processing and Manufacturing), to the SL (Sanitary Landfill) Zoning District; and

(iv) a portion of tax parcel no. 13-051-001, located on Tyburn Road, and currently zoned MPM (Materials Processing and Manufacturing), to the SL (Sanitary Landfill) Zoning District.

All the proposed rezonings are shown on the Keystone Trade Center South Port Parcel (Lot 13) Overall Site Plan attached hereto as Exhibit "A".

SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Supervisors had advanced knowledge that any part would be declared invalid.

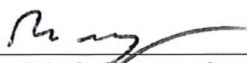
REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

RATIFICATION. In all other respects, the provisions of the Falls Township Zoning Ordinance, as amended, shall remain in full force and effect.

EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption.

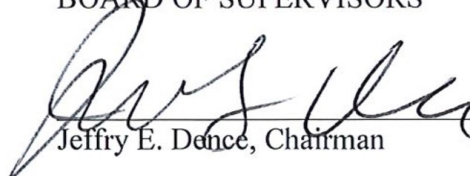
ENACTED and ORDAINED this 20 day of December, 2021.

ATTEST:



Brian M. Galloway, Secretary

FALLS TOWNSHIP
BOARD OF SUPERVISORS



Jeffrey E. Dence, Chairman

EXHIBIT "A"

Overall Site Plan
Keystone Trade Center
South Port Parcel (Lot 13)

PROPOSED RE-ZONING DMBT
OVERALL SITE PLAN
KEYSTONE TRADE CENTER (LOT 13)

OWNERS
M/F FALLS TOWNSHIP
231 EAST STREET, SUITE 200
FALLS TOWNSHIP, PA 19340

DATE: 12/11/2021
SCALE: 1"=200'
SHEET NO. 13

DATE THESE PLANS WERE PREPARED AND THE PROFESSIONAL SEAL SHOULD BE PLACED THEREON IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACT AND THE REGULATIONS THEREUNDER.

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

NOT APPROVED FOR CONSTRUCTION

TAX PARCEL LIST:
1. OWNER (LOT 13) - KEYSTONE INDUSTRIAL, LLC
4525 W 4TH STREET, SUITE 200
RICHMOND, VA 23130

2. SITE 100 - FARMER'S BUNK
FARMER'S HALL, PA 19340

SHEET LIST TABLE
SHEET NO. 1
OVERALL SITE PLAN
PLOT PLAN

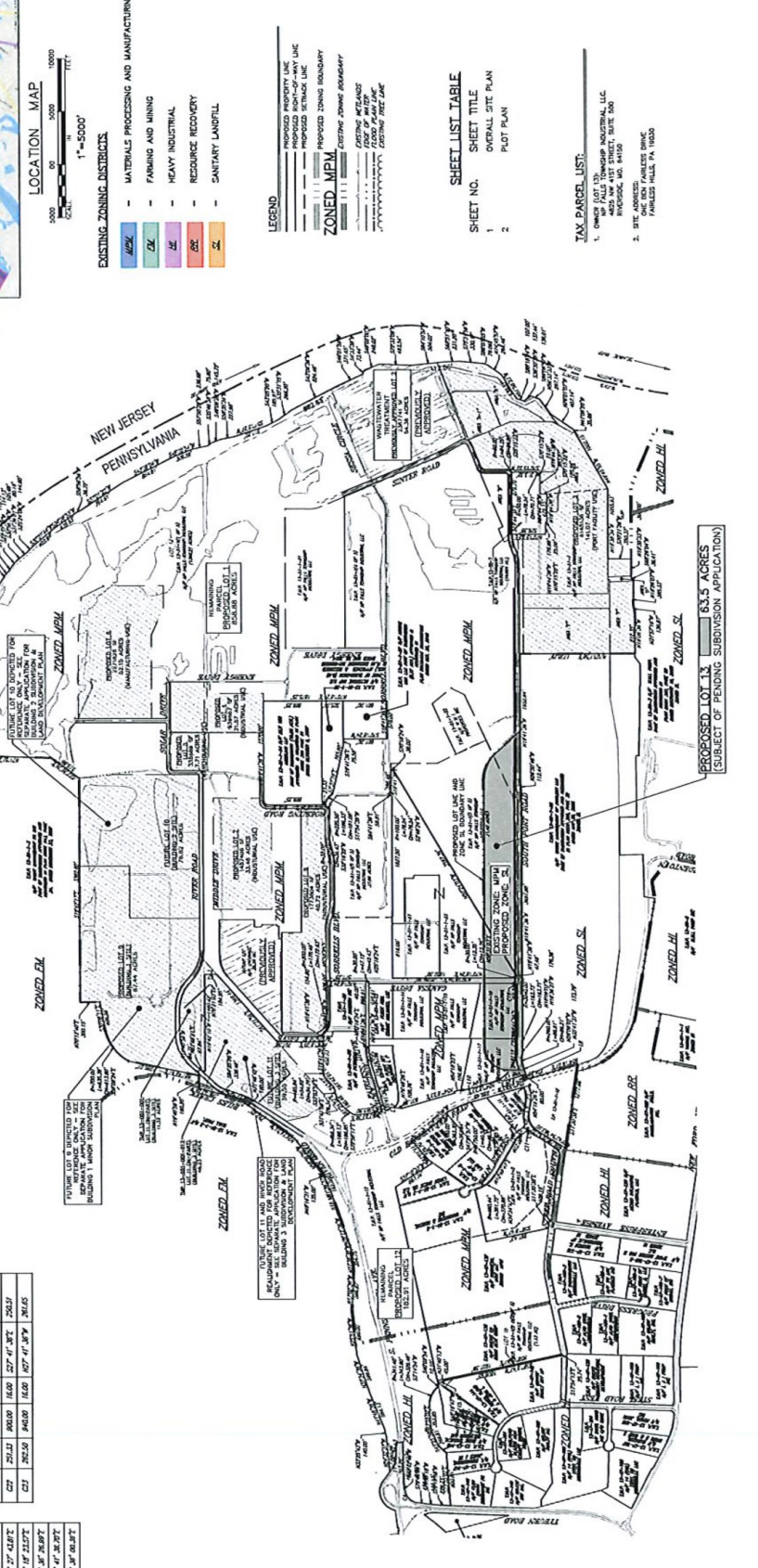
LEGEND:
PROPOSED ZONING BOUNDARY
PROPOSED ZONING BOUNDARY
PROPOSED ZONING BOUNDARY
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EXISTING ZONING DISTRICTS:
M - MATERIALS PROCESSING AND MANUFACTURING
F - FARMING AND MINING
H - HEAVY INDUSTRIAL
R - RESOURCE RECOVERY
S - SANITARY LANDFILL

LOCATION MAP
SCALE: 1"=5000'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

NOT APPROVED FOR CONSTRUCTION



KEY

- 13-101-001 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-002 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-003 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-004 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-005 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-006 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-007 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-008 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-009 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-010 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-011 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-012 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-013 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-014 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-015 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-016 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-017 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-018 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-019 (LOTS PREVIOUSLY APPROVED AND RECEIVED)
- 13-101-020 (LOTS PREVIOUSLY APPROVED AND RECEIVED)

Corner Table

Corner	Length	Bearing	Chord Distance	Chord Length
C1	138.15	S72°57'51.02"W	138.15	138.15
C2	247.92	S70°45.2' E	247.92	247.92
C3	266.85	S72°57'51.02"W	266.85	266.85
C4	216.58	S70°45.2' E	216.58	216.58
C5	47.12	S72°57'51.02"W	47.12	47.12
C6	125.10	S70°45.2' E	125.10	125.10
C7	125.10	S72°57'51.02"W	125.10	125.10
C8	47.12	S70°45.2' E	47.12	47.12
C9	125.10	S72°57'51.02"W	125.10	125.10
C10	47.12	S70°45.2' E	47.12	47.12
C11	125.10	S72°57'51.02"W	125.10	125.10
C12	47.12	S70°45.2' E	47.12	47.12
C13	125.10	S72°57'51.02"W	125.10	125.10
C14	47.12	S70°45.2' E	47.12	47.12
C15	125.10	S72°57'51.02"W	125.10	125.10
C16	47.12	S70°45.2' E	47.12	47.12
C17	125.10	S72°57'51.02"W	125.10	125.10
C18	47.12	S70°45.2' E	47.12	47.12
C19	125.10	S72°57'51.02"W	125.10	125.10
C20	47.12	S70°45.2' E	47.12	47.12

Point Line Table

Line	Length	Bearing
L1	187.17	S70°45.2' E
L2	187.17	S70°45.2' E
L3	187.17	S70°45.2' E
L4	187.17	S70°45.2' E
L5	187.17	S70°45.2' E
L6	187.17	S70°45.2' E
L7	187.17	S70°45.2' E
L8	187.17	S70°45.2' E
L9	187.17	S70°45.2' E
L10	187.17	S70°45.2' E
L11	187.17	S70°45.2' E
L12	187.17	S70°45.2' E
L13	187.17	S70°45.2' E
L14	187.17	S70°45.2' E
L15	187.17	S70°45.2' E
L16	187.17	S70°45.2' E
L17	187.17	S70°45.2' E
L18	187.17	S70°45.2' E
L19	187.17	S70°45.2' E
L20	187.17	S70°45.2' E

PROPOSED LOT 13 - 63.5 ACRES
(SUBJECT OF PENDING SUBDIVISION APPLICATION)

KEYSTONE INDUSTRIAL, LLC
4525 W 4TH STREET, SUITE 200
RICHMOND, VA 23130

FARMER'S BUNK
FARMER'S HALL, PA 19340

811 PA

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL NOTIFY THE 811 PA CENTER AT 800-831-4373 AT LEAST 48 HOURS BEFORE THE START OF WORK. THIS NOTIFICATION SHALL BE CONSIDERED VALID IF MADE BY THE CONTRACTOR OR AN EMPLOYEE OF THE CONTRACTOR'S COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE 811 PA CENTER OF ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE 811 PA CENTER OF ANY CHANGES TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE 811 PA CENTER OF ANY CHANGES TO THE PROJECT.

