

**FALLS TOWNSHIP
ZONING HEARING BOARD
JULY 11, 2023**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:15 p.m.

Members present: Douglas Molle, Aaron Mackey, Robert McTague, William Kiernan, Lolain Striluk

Members absent: None

Also present: Cliff Bidlingmaier, ZHB Solicitor; Matthew Takita, Zoning Officer; Ed Neubauer, Code Enforcement; Karen Browndorf, Court Reporter

Chairman Molle states a continuance request has been received regarding Petition #2 (Night and Day Properties, LLC), 99 Bristol-Oxford Valley Road, Langhorne, PA 19047.

Atty. Bidlingmaier marks the continuance letter as Exhibit A-3.

Member Striluk makes a motion to continue Petition #2 until the August 8, 2023 hearing.

Member McTague seconds the motion.

All in favor 5-0. Motion carries. Petition #2 is continued until August 8, 2023 hearing.

Petition #1: Premium Truck Repair, 225 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-003-016-001; Zoned: OIP. Requesting a use variance to allow commercial repairs for trucks and trailers. Section 209-32.1.B(1).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5 and Exhibits A-1 (proof of neighbor notification).

Michael Meginniss, Esquire, presents the application and states Premium Truck Repair is a proposed tenant at the above location to occupy an approximately 17,360 sq. ft. of space in the over 100-acre property. The plan submitted is located within either the warehouse or Building E. Norfolk Southern, the owner of the property, has provided a list of over sixty different spaces designated for lease at this property with a wide array of tenants with a variety of uses. Those tenants range from office space to warehousing to small contractors to commercial vehicle repair operations.

Premium is a commercial vehicle repair shop which offers heavy duty truck and trailer alignment, drive train rebuilds, and drive train repairs among other services. Their former location in Philadelphia expired at the end of June. Premium has 13 employees, have been in business for eight years, operate 8:00 a.m. to 6:00 p.m. Mondays-Fridays and 8:00 a.m. to 1:00 p.m. on Saturdays. This site on Building E has had a historical variety of uses which are quite similar to Premium's use. Specifically, there is a business within Building E (Commercial Trailer Leasing) which has an identical use as Premium occupying 14,500 sq. ft. of space. Warehouse E has additionally been used over the years by Strick Trailer which modified trailers and made repairs at this site as did Keystone Freight before Commercial Trailer Leasing moved in. This location was previously occupied by a business called New Harvest which was running a similar operation as Premium's operation. The issue was when New Harvest submitted their application to the Township that particular use was not identified as part of the packet in their letter of intent submission. Because of that fact, the Township

did not have any documentation which authorized that use in the space. Otherwise, when Premium applied to the Township, it would have been a continuation of a pre-existing, non-conforming use. Commercial Trailer Leasing was granted zoning approval by this Board in 2016, but there are in a different location so we could not use that approval. This is why we are here tonight seeking relief from Section 209-32.1.B(1) to permit this use within the OIP District. There are no other alternations proposed.

Atty. Meginniss offers a summary for Daniel Moukin from Premium Truck Repair. Mr. Moukin swears and affirms the summary provided by Atty. Meginniss.

Member McTague asks if all storage of parts and repair of trucks will be inside the building.

Mr. Moukin states yes, nothing is outside of the building.

No public comment.

Member Striluk makes a motion the application of Premium Truck Repair requesting a use variance from Section 209-32.1.B(1) of the Falls Township Zoning Ordinances be GRANTED to allow commercial repairs for trucks and trailers at the property located at 225 Lincoln Highway, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member McTague seconds the motion.

All in favor 5-0. Motion carries.

Hearing adjourned 7:15 p.m.