

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: *November 14, 2023*
TIME: *7:00 p.m.*
PLACE: *Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047*

Petition #1: Robert Zaks, 432 Andover Road, Fairless Hills, PA 19030; TMP #13-007-167; Zoned: NCR. Requesting a dimensional variance to put in a concrete pad which is over the allowable impervious coverage. Section 209-20.F and Table 1.

Petition #2: Kenneth Kline, 9244 Wheatsheaf Road, Morrisville, PA 19067; TMP #13-046-018; Zoned: NCR. Requesting dimensional variances for a proposed garage which has a side yard setback of 6 ft. and a rear yard setback of 5 ft. which is less than the required 10 ft. and 20 ft. respectively. Section 209-20.C(10), Section 209-20.F and Table 1.

Petition #3: (CONT'D FROM 10/10/23, 9/12/23) Brian Brzezinski, 654 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-231; Zoned: HC. Requesting the following variances: **Section 209-23.B** – a use variance to allow an apartment use; **Section 209, Table 4 --** to permit a front yard setback along Highland Avenue of 53.15 feet; a front yard setback of 53.70 feet along Trenton Avenue; a front yard setback of 50 feet along Lincoln Highway instead of the required 100 feet, and to not require a 25 foot buffer along a residential district; **Section 209-23.H(2)** – to permit the parking area to be 7.25 ft. from property line instead of the required 10 ft. and 14.58 ft. from any street line instead of the required 30 ft.; **Section 209-38.1.E(2)** – to not require a buffer yard along an NCR district; **Section 209-42.B(1)** – to not require the clustered planting of dense plant material not less than 4 feet in height and 10 feet in width between the off-street parking areas and any lot line; and **Section 209-42.H.(2)(a)[1] and [4]** – to permit 147 parking spaces instead of the required 264 spaces.

Petition #4: (CONT'D FROM 10/10/23, 9/12/23) All State Auto Sales, LLC, 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC. Requesting a use variance to allow using back of the property to extend parking in addition to the currently existing used car dealership inventory of 90 vehicles. Sections 209-23.B and 209-23.E.

Petition #5: (CONT'D FROM 10/10/23, 9/12/23) Night and Day Properties, LLC, 99 Bristol Oxford Valley Road, Langhorne, PA 19047 and 119 Trenton Road, Fairless Hills, PA 19030; TMP #13-001-002 and #13-001-008; Zoned: HR. Requesting the following dimensional variances for the construction of a 23-unit townhome community: **Section 209-16(F) and Table 1A, Minimum Lot Requirements for HR District**, relating to the minimum lot requirements for Townhouse and Other Single-Family Attached Dwelling as follows: (a) To permit a minimum lot area of 1,494 square feet whereas 1,800 square feet is otherwise required; (b) To permit a minimum lot depth of 83 feet, whereas 90 feet is otherwise required; (c) To permit a side yard setback of 10 feet whereas a minimum side yard setback of 20 feet is otherwise required for townhouses end units; (d) To permit a rear yard setback of 15 feet whereas a minimum rear yard of 30 feet is otherwise required; (e) To permit a maximum building coverage of 48.2% whereas a maximum building coverage of 30% is otherwise permitted; and (f) To

permit maximum impervious surface ratio of 81.4% whereas maximum impervious surface of 60% is otherwise permitted allowed.

Section 209-16(F) and Table 2, Lot Requirements for HR and AQ Districts for the overall Subject Property as follows: (a) To permit a minimum tract area of 2.18 acres whereas 6 acres is otherwise required; (b) To permit a minimum lot depth of approximately 285 feet whereas 600 feet is otherwise required; (c) To permit a perimeter yard of 15 feet whereas 35 feet is otherwise required; (d) To permit a minimum distance between buildings of 20 feet whereas a minimum of 50 feet between buildings is otherwise required; (e) To not provide outdoor recreation area whereas 250 square feet of outdoor recreation area per dwelling unit is otherwise required; and (f) To not provide indoor recreation area whereas 10 square feet of indoor recreation area per dwelling unit is otherwise required.

Section 209-16.1(E)(1)(b) and 209-38.1.E(3) to provide less than the required 50 foot buffer yard for the overall tract.

Section 209-42.B(1) to not provide the required planting strip whereas a clustered planting of dense plant material not less than 4 ft. in height and 10 ft. in width is otherwise required to be between off-street parking areas and any lot lines.