

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
JANUARY 23, 2024**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, Chairman
Colin Henderson, Vice Chairman
Brian Binney, Secretary
Mary Leszczuk, Assistant Secretary
Daniel Everett, Member
David Coyne, Alternate Member
Paul Hartzel, Alternate Member
Jesse O'Brien, Alternate Member

Place: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

REORGANIZATION OF THE BOARD

- Item #1:** **DANJA Tract, 110 Central Avenue, Fairless Hills, PA 19030**
TMP #13-005-022; 13-005-022-001; 13-005-022-022; 13-005-112; 13-005-116;
13-005-138; 13-005-140 to 147; 13-005-174 to 177; 13-005-202; 13-005-207; 13-
005-208; Zoned: HC; Owner: DANJA LLC
Waiver of Land Development – allocation of space for lease area
- Item #2:** **Corco Chemical Corporation, 299 Cedar Lane, Fairless Hills, PA 19030**
TMP #13-013-013-001; Zoned: HI-A; Owner: Corco Chemical Corporation
Minor Subdivision – divide existing lot into two lots
- Item #3:** **Steven and Floyd Speranza, 347-355 Austin Drive, Fairless Hills, PA 19030**
TMP #13-007-048; #13-007-049; Zoned: NCR. Owners: Steven and Jean
Speranza, Floyd and Betty Ann Speranza
Minor Subdivision – Lot Line Change between the two parcels
- Item #4:** **Sunbelt Forest Products, 400 Rock Run Road, Fairless Hills, PA 19030**
TMP #13-028-062-003; Zoned: PIP; Owner: UFP Real Estate LLC
*Sketch Plan – Construction of a 95' x 90' addition, a 102' x 82' steel building
and relocation of a 25' x 12 tote storage area*
- Item #5:** **Minutes – November 28, 2023**