

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**Revised 3/12/24  
See continuance requests**

**AGENDA**

**DATE:** *March 12, 2024*  
**TIME:** *7:00 p.m.*  
**PLACE:** *Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047*

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**Extension Request – Oak Village at New Falls Road, LLC** – 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168 (approved for multi-family dwelling use and dimensional variances for the construction of the multi-family dwellings at March 20, 2023 Zoning Hearing Board).

**Extension Request – Metals USA Plates & Shapes** – 58 Cabot Boulevard, Langhorne, PA 19047; TMP #13-003-008-007 (approved for dimensional variances related to an additional fabrication building, covered storage area, breezeway and stormwater management at March 20, 2023 Zoning Hearing Board).

**Petition #1: Air Liquide Electronics**, 19 Steel Road West, Morrisville, PA 19067; TMP #13-047-159 / #13-047-160; Zoned: HI. Requesting a dimensional variance to allow 56% maximum impervious surface coverage where 50% is otherwise required. Section 209-29.G and Table 5.

**Applicant is seeking a continuance of the below application until the April 9, 2024 Falls ZHB**

**Petition #2: CON'TD FROM 2/13/24 -- Jennifer Gage and James Pelissero**, 8025 Mill Creek Parkway, Levittown, PA 19054; TMP #13-042-320; Zoned: NC. Requesting the following dimensional variances for a fast food restaurant: **Section 209-22.F** – to not require the first 20 ft. from the street line to be landscaped; **Section 209-23.E.(8)(a)[1]** – to not require a drive-thru bypass lane; **Section 209-34.E & K; Section 209-48.3.L.(1)** – to permit an accessory use to be located within the front yard and to have a front yard setback of 19.18 ft. where 70 ft. is otherwise required; **Section 209-42.B.(1)** – to not require a 10 ft. wide planting area between the off-street parking areas and any lot line or street line; **Section 209-42.H.(26)** – to allow 28 parking spaces where 36 spaces would otherwise be required; **Section 209-42.I** – to not require a designated space/area for loading and unloading; **Section 209-48.3.L.(2)** – to permit an outdoor dining area within 250 ft. of a residential use where 500 ft. would otherwise be required.

**Applicant is seeking a continuance of the below application until the April 9, 2024 Falls ZHB**

**Petition #3: CONT'D FROM 2/13/24 - Laundry Properties, LLC**, 316-320 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-030 and #13-035-031; Zoned: NC. Requesting the following variances: **Section 209-22.B** – to allow a self storage facility use, retail use and expansion of a residential use; **Section 209-22.F.2** – to permit parking areas to be 14.69 feet from any street line instead of the required 20 ft; and **Section 209-42.H** – to permit 15 parking spaces instead of the required 56 parking spaces.

**Petition #4: UFP Real Estate, LLC (Sunbelt Forest Products)**, 400 Rock Run Road, Fairless Hills, PA 19030; TMP #13-028-062-003; Zoned: PIP. Requesting the following dimensional variances to construct an addition to the existing production facility: **Section 209-28.F and Table 5** – to allow a side yard of 4 feet where 20 feet is required; **Section 209-28.G(2)** – to allow existing parking to remain and for the new building to be located within the 10 foot, planted/vegetated buffer along a side

property line; and **Section 209-42.B(1)** – to eliminate the requirement that a 10-foot wide buffer of clustered plant material be maintained between existing off-street parking and the side property line.

**Petition #5: 1 Newbold Road, LLC**, 1 Newbold Road, Fairless Hills, PA 19030; TMP #13-047-123; Zoned: PIP. Requesting the following dimensional variances for improvements and upgrades to the existing parking areas: **Section 209, Attachment 7, Table 5** – to permit maximum impervious coverages of 61/4%, whereas 50% is otherwise permitted; and **Section 209-42(22)(b)(1)(2)** – to permit 51 total off-street parking spaces whereas 126 off-street parking spaces is otherwise required.

**Applicant is seeking a continuance of the below application until the April 9, 2024 Falls ZHB**

**Petition #6: Al and Mary Episcopo**, 8815 New Falls Road, Levittown, PA 19054; TMP #13-019-169, #13-019-168-001, #13-019-167; Zoned: NC/NCR. Requesting the following variances: **Section 209-20(B) and 209-22(B)** – to permit multi-family as a principal use; **Section 209-22(D)** – to permit a three-story building (48 ft. to roof peak); **Section 209-38.1(E)(3)** – to not require the stated minimum width of buffer yards from a multi-family residential development; **Section 209-22.E** – to permit a 25.8 ft. front yard setback in the NC District; **Section 209-42(E)** – to permit continuous open access in the parking field which is an existing non-conforming condition; and **Section 209-42(F)(1)** – to allow off-street parking to remain on an adjacent lot which is an existing non-conforming condition.