

**FALLS TOWNSHIP  
ZONING HEARING BOARD MEETING  
FEBRUARY 12, 2013**

Meeting commenced: 7:03 pm

Meeting adjourned: 7:07 p.m.

Members present: D. Miles, T. Miles, Powers

Members absent: Henderson, Molle

Also present were Tom Bennett, CCEO & Zoning Officer, Ed Neubauer, Code Enforcement Officer, Dave Sander, Esquire, Karen Browndorf, Court Stenographer

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**Petition #1: Aria Health, 131 Lincoln Highway, Fairless Hills, PA 19030, TMP 13-009-618, Zoned HC. Requesting a use variance due to existing non-conformities. Section 209-23.I.(1); Section 209-40; Section 209-42.F.(1)(a)[2]; Section 209-23.G; Section 209-23 and Table 4. (CONT'D FROM DEC.11, 2012; CONT'D FROM NOV. 13, 2012; CONT'D FROM JAN. 8, 2013)**

Atty. Sander indicates the withdrawal of the above petition. The applicant has filed a different application that will be advertised and appear on the agenda on the March 12, 2013 meeting. There is a letter dated January 18, 2013, from Kellie A. McGowan, Esq. of Eastburn & Gray, providing an entirely new application for the purposes of clarity together with a revised zoning plan. Ms. McGowan also sent an email dated January 29, 2013, saying that they do not require any of the zoning relief requested in the above petition. We viewed that as a new application, and therefore, it must be properly advertised and noticed appropriately to appear on the ZHB agenda for March 12, 2013.

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**Petition #2: Better Homes, Hearth & Patio, 386 Lincoln Highway, Fairless Hills, PA 19030, TMP #13-008-053, Zoned HC. Requesting a dimensional variance to construct a digital animated sign. Section 209-45.D.(3)(b)[4][a][i] and Section 209-45.D.(5)(c). (CONT'D FROM DEC. 11, 2012; CONT'D FROM JAN. 8, 2013)**

Atty. Sander states that the above applicant has requested their third continuance in an email from Francis X. Dillon, Esq., of Begley, Carlin asking to continue this matter till March 12, 2013.

Atty. Sander requests that a motion be made to continue the application of Peter Stillitano until March 12, 2013.

Motion to approve by D. Miles, seconded by T. Miles

**APPROVED 3-0**

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**Meeting adjourned 7:07 p.m.**