

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
MARCH 28, 2023**

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

Place: Public Meeting Room, 188 Lincoln Highway, Fairless Hills, PA 19030

- Item #1: John Feher, 140 Fallsington-Tullytown Road, Levittown, PA 19054**
TMP #13-013-005; Zoned: LR. Owner: John Feher
Minor Subdivision – future residence
- Item #2: Pennsbury Plaza Redevelopment, 223-229 Plaza Blvd., Morrisville, PA 19067**
TMP #13-028-028.001/#13-028-029-001; Zoned: SC. Owner: ARD Pennsbury, LP
Preliminary / Final Land Development – removal of a portion of an existing structure and construction of a new 10,500 sq. ft. retail building with associated parking lot modifications
- Item #3: Britton Realty Morrisville, LLC, 835 W. Bridge St., Morrisville, PA 19067**
TMP #13-028-081; Zoned: HC; Owner: Fairless Hills LD2023 BPOE USA 1 Inc.
Waiver of Land Development – allocation of space to create two lease areas on the parcel
- Item #4: Gelest, Inc, Proposed Facility Expansion – Phase III, 11 Steel Road East, Morrisville, PA 19067**
TMP #13-047-152; Zoned: HI; Owner: Gelest, Inc.
Preliminary / Final Land Development – Phase III work contemplated in previous Gelest applications with some minor layout changes
- Item #5: Approval of Minutes – February 28, 2023**