

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
APRIL 25, 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
Paul Hartzell, Alternate Member

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

- Item #1: Keystone Trade Center (Ethos Parcel), 150 Solar Dr., Fairless Hills, PA**
TMP 13-051-001-024; Zoned: MPM. Owner: MLH 150 Roebing, LLC;
Equitable Owner: NP Falls Township Industrial, LLC
Minor Subdivision – to create a separate lot containing an existing office building
- Item #2: Trench Tech, 1979 Bristol Pike, Morrisville, PA**
TMP #13-040-046; Zoned: LI. Owner: Jay Kerrigan / Lori-Land Realty LLC
Preliminary Land Development – Building addition, storm sewer and parking striping
- Item #3: Zen Auto Transport, 6 Steel Road East, Morrisville, PA**
TMP #13-047-147; Zoned: HI. Owner: 6 East Steel Road, LLC
Preliminary Land Development – construction of a 9,350 sq. ft. garage building with associated parking and loading areas
- Item #4: LPC Morrisville, 2300 S. Pennsylvania Avenue, Morrisville, PA**
TMP #13-047-097; Zoned: RD-1. Owner: LPC Morrisville, L.P.
Final Land Development – construction of a 973,000 sq. ft. warehouse space
- Item #5: Approval of Minutes – March 28, 2023**