

NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, September 8, 2020 at 7:00 P.M. remotely via Zoom to consider the following application for appeals and/or variances from the Falls Township Zoning Ordinances. (Details to attend the virtual meeting are found below.)

The public may participate in the meeting by joining the Zoom meeting as outlined below:

Petition #1: (CONT'D FROM 8/11/20) Nishitkumar Patel, 12 Ellerdale Road, Fallsington, PA 19054; TMP #13-036-234; Zoned: MHR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C(2).

Petition #2: Daniel W. Helmuth, 64 Noblewood Lane, Levittown, PA 19054; TMP #13-027-189; Zoned: NCR. Requesting a dimensional variance for a shed that encroaches into the minimum distance between buildings. Section 209-20.F and Table 1.

Petition #3: Robert and Alyssa Martin, 5 Vitaloak Lane, Levittown, PA 19054; TMP #13-019-240; Zoned: NCR. Requesting dimensional variances to erect an addition which encroaches into the side yard setback and is over the allowable maximum impervious surface coverage. Section 209-20.F and Table 1.

Petition #4: Susan Pianoforte, 242 Trenton Road, Fairless Hills, PA 19030; TMP #13-006-250; Zoned: NCR. Requesting a dimensional variance to erect an addition which encroaches into the side yard setback. Section 209-20.F and Table 1.

Petition #5: Daniel and Sandra Freas, 1372 Bristol Pike, Morrisville, PA 19067; TMP #13-040-033; Zoned: LI. Requesting a dimensional variance to erect a garage which exceeds the allowable 50% expansion of a non-conforming use. Section 209-41.

Petition #6: Endurance Sports, Inc., 225 Lincoln Highway, Ste. B1, Fairless Hills, PA 19030; TMP #13-003-016-001; Zoned: OIP. Requesting a use variance to allow a business that involves the exchange/delivery of merchandise, specifically a showroom with ski/snowboard rental area. Section 209-32.1.B(1)(a).

Petition #7: Beverly A. Mikuriya, 24 Fallsington-Tullytown Road, Levittown, PA 19054; TMP #13-024-002; Zoned: NCR. Requesting confirmation of the existence of a permitted, non-conforming use, or in the alternative, a use variance to permit a beauty shop on the premises. Sections 209-41, 209-20 and 209-77.

Petition #8: Cellco Partnership d/b/a Verizon Wireless, 400 N. Oxford Valley Road, Langhorne, PA 19047; TMP #13-003-031; Zoned: HC. Requesting an appeal of the determination of zoning officer denying zoning permit application for proposed non-tower based WCF on rooftop. Section 209-50.2.C(18), Section 209-50.2.F.(1)(a) and 209-75.

The meeting will be streamed on the Township's website at www.fallstwp.com and the Township's YouTube page. Both of those streams will be up to 30 seconds behind the meeting happening within Zoom.

The meeting will be on the Governmental Channel Comcast Channel 22 and Verizon Channel 40. This broadcast will appear in real time.

Anyone desiring to participate in the Zoning Hearing Board meeting is encouraged to call or log into the meeting prior to the 7:00 start time.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87194311422?pwd=WmR1NEVIM2k0TVdJNkVNVDIWSXMzUT09>

Meeting ID: 871 9431 1422

Passcode: 745688

Public Comment Dial In

+1 301 715 8592

Meeting ID: 871 9431 1422

Interested members of the public may also email comments to m.takita@fallstwp.com, or mail public comments to Matthew K. Takita at 188 Lincoln Highway, Fairless Hills, PA 19030. If any member of the public is requesting party status to the application or requires an accommodation to participate in the public hearing, please contact the Township as outlined above at least five (5) days prior to the public hearing.

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities

Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.