

**FALLS TOWNSHIP  
ZONING HEARING BOARD  
DECEMBER 15, 2021**

**Hearing commenced:** 7:00 p.m.

**Hearing adjourned:** 7:12 p.m.

**Members present:** Albert Brooks, Scott D’Oria, Dan Miles, Doug Molle

**Members absent:** William Kiernan

**Also present:** Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, ZHB Solicitor; Karen Browndorf, Court Stenographer

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Chairman Miles states we have received notification of a continuance request for Petition #3 John Asta, 1056 Trenton Road, Fallsington, PA 19054.

Member Brooks makes a motion to continue Petition #3 until the January 11, 2022 hearing.

Member Molle seconds the motion.

**All in favor 4-0. Motion carries. Petition continued until January 11, 2022 hearing.**

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**Petition #1: Abdul Qadir, 177 Liberty Drive, Langhorne, PA 19047; TMP #13-004-879; Zoned: HR-TH. Requesting dimensional variances to construct a deck which encroaches into the rear yard setback and which exceeds the allowable impervious surface and building coverages. Section 209-16.1.B and Table 2A.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Abdul Qadir presents the application and states he wants to fully extend the current deck for his family use. Some of his neighbors have done the expansion as well.

In response to a question about drainage, Sarmed Qadir states the drainage goes out to the side.

No further Board questions.

No public comment.

Member D’Oria makes a motion the application of Abdul Qadir requesting dimensional variances from Section 209-16.1.B and Table 2A of the Falls Township Zoning Ordinances be GRANTED to construct a deck which encroaches into the rear yard setback and which exceeds the allowable impervious surface and building coverages at the property located at 177 Liberty Drive, Langhorne, PA 19047, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

**All in favor 4-0. Motion carries.**

**Petition #2: James J. Bergevin, II, 27 Third Street, Morrisville, PA 19067; TMP #13-048-041-003; Zoned: RD. Requesting a dimensional variance to construct an addition which encroaches into the rear yard setback of 40 ft. Sections 209-32.4.C(1)(a), 209-14.E and Table 1.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

James Bergevin presents the application and states we are looking to build a sunroom addition to our house. The addition will come out about 12 ft. to the side and 14 ft. into the backyard. The backyard setback is what we are here for tonight.

No Board questions.

No public comment.

Member D’Oria makes a motion the application of James J. Bergevin, II, requesting a dimensional variance from Section 209-32.4.C(1)(a), Section 209-14.E and Table 1 of the Falls Township Zoning Ordinances be GRANTED to construct an addition which encroaches into the rear yard setback of 40 ft. at the property located at 27 Third Street, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

**All in favor 4-0. Motion carries.**

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**Hearing adjourned 7:12 p.m.**