

**TOWNSHIP OF FALLS  
PLANNING COMMISSION AGENDA  
FEBRUARY 28, 2017**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

Brian Binney, Chairman  
Andrew Goulet, Vice Chairman  
John J. Haney, Secretary  
Stephen Hammer, Member  
Thomas Hughes, Member  
Mary Leszczuk, Member  
Rick Rittler, Member

---

**REORGANIZATION OF THE BOARD**

- Item #1:** **MLH Explorations, LLC, 150 Roebing Road (a/k/a 150 Solar Dr.) Morrisville, PA**  
TMP #13-051-001-024; Zoned: MPM. Owner: 150 Roebing Road Mortgagee, LLC  
*Special Exception for approval to allow the above property to be used as a Medical Marijuana Grower/ Process (Section 209-30.J)*
- Item #2:** **PharmaCann, LLC, 150 Roebing Road (a/k/a 150 Solar Dr.) Morrisville, PA**  
TMP #13-051-001-024; Zoned: MPM. Owner: 150 Roebing Road Mortgagee, LLC  
*Special Exception for approval to allow the above property to be used as a Medical Marijuana Grower/ Process (Section 209-30.J)*
- Item #3:** **Trenton Auto Recycling, Inc., d/b/a South End Auto Recycling,**  
**791 W. Bridge Street, Morrisville, PA 19067**  
TMP #13-028-082; Zoned: HC. Owner: Neil Lubow  
*Special Exception to allow used car sales (Section 209-23.C(6))*
- Item #4:** **Dollar General Morrisville, 1279 Old Bristol Pike, Morrisville, PA 19067**  
TMP #13-047-042; Zoned: NC. Owner: Marek Tchorewski/Anthony Malinowski  
*Preliminary Land Development – Construct a 7,489 sq. ft. retail store*
- Item #5:** **Morrisville Commons, LP, West Trenton Ave. and Pine Grove Rd, Morrisville**  
TMP #13-028-028; Zoned: HC. Owner: Morrisville Commons, LP  
*Conditional Use – for the sale of fuel*  
*Amended Final Land Development for construction of a 5,585 sq. ft. Wawa Food Market with gas, a 14,578 sq. ft. Rite Aid Pharmacy, and a 1,850 sq. ft. restaurant (drive-in)*
- Item #6:** **Approval of Minutes – November 2016**