

**FALLS TOWNSHIP  
ZONING HEARING BOARD MEETING  
JANUARY 8, 2013**

Meeting commenced: 7:00 pm

Meeting adjourned: 7:22 p.m.

Members present: Henderson, D. Miles, T. Miles, Molle, Powers

Members absent: Kiernan (resigned, effective now)

Also present were Tom Bennett, CCEO & Zoning Officer, Michael Kirk, Code Enforcement Officer, Dave Sander, Esquire, Karen Browndorf, Court Stenographer

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**REORGANIZATION OF THE BOARD**

Chairperson:	Patty Powers
Vice Chairperson:	Tom Miles
Secretary:	Dan Miles
Solicitor:	David Sander, Esquire
Court Stenographer:	Karen Browndorf
Day and Time of Meetings:	2 <sup>nd</sup> Tuesday at 7:00 p.m.

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**Petition #1: Aria Health, 131 Lincoln Highway, Fairless Hills, PA 19030, TMP 13-009-618, Zoned HC. Requesting a use variance due to existing non-conformities. Section 209-23.I.(1); Section 209-40; Section 209-42.F.(1)(a)[2]; Section 209-23.G; Section 209-23 and Table 4. (CONT'D FROM DEC. CONT'D FROM NOV. 13, 2012;**

Atty. Sander indicates that there is a letter from Kellie A. McGowan, Esquire, representing the applicant requesting a continuance of this matter until February 12, 2013.

Motion made by Member Henderson to continue the Aria Health matter to the February 12, 2013 Zoning Hearing Board meeting.

T. Miles seconds.

**APPROVED 5-0.**

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**Petition #2: Better Homes, Hearth & Patio, 386 Lincoln Highway, Fairless Hills, PA 19030, TMP #13-008-053, Zoned HC. Requesting a dimensional variance to construct a digital animated sign. Section 209-45.D.(3)(b)[4][a][i] and Section 209-45.D.(5)(c).**

Atty. Sander states there is an email dated 1/7/13 from Francis X. Dillon, Esquire, representing the applicant requesting a continuance of this matter until February 12, 2013.

Motion made by Member Henderson to continue the Better Homes, Hearth & Patio matter to the February 12, 2013 Zoning Hearing Board meeting.

D. Miles seconds.

**APPROVED 5-0.**

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**Letter from Sandra Hartman, 965 Lincoln Highway, requesting an extension of a variance on Parcel # 13-028-035.**

Motion made Member Henderson to extend the variance for a year.

T. Miles seconds.

**APPROVED 5-0.**

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**Petition #3: Krzysztof Szymkiewicz, 279 Pinewood Drive, Levittown, PA 19054, TMP #13-042-111, Zoned NCR. Requesting a dimensional variance to construct a deck which exceeds allowable building coverage and impervious surface. Section 209-20 and Table 1. (CONT'D FROM DEC. 11, 2012)**

Atty. Sanders frames the following motion: The application of Krzysztof Szymkiewicz for variances from Sections 209-20.E and Table 1 of the Falls Township Zoning Ordinance be granted to allow the maximum impervious surface of 40%, 2,800 square feet, to be exceeded by a maximum of 302 square feet, and the maximum building coverage of 35%, 2,450 square feet, to be exceeded by a maximum of 220 square feet to allow a maximum 80 square foot wood deck to be constructed to the rear of the existing house while maintaining at least a 20' rear yard setback as depicted on the plans submitted with the application.

T. Miles motions to approve, D. Miles seconds.

**APPROVED 4-1, Henderson dissenting.**

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Meeting adjourns at 7:22 p.m.