

## AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **December 9, 2014 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

**Petition #1: *John Heffelfinger***, 249 Share Drive, Morrisville, PA 19067; TMP #13-054-247; Zoned NCR. Use variance to raise chickens. Sec. 209-20.I.(1).

**Petition #2: (CONT'D FROM 9/9/14,10/14/14 and 11/13/14) *Buckingham Retail Properties, LLC***, West Trenton Avenue and Pine Grove Road (Rte. 13), Morrisville, PA 19067; TMP #13-028-028; Zoned: HC. Seeking variances for front yard setbacks, parking setbacks, minimum distances between service stations, full service pump requirements, and signs, and a special exception for maximum freestanding sign area, for a proposed commercial use to include a Wawa convenience store with gasoline pumps, a Rite Aid Pharmacy, and a convenience restaurant. Relief is requested from the following sections of the Falls Township Zoning Ordinance: 209-23.G, 209-23.H.(1), 209-23.H.(2), 209-34.E., 209-50.F.(1)(a), 209-50.F.(1)(g)[9], 209-45.E.(7)(b)[3], 209-45.I.(2)(d)[2][a], 209-45.I.(2)(d)[2][d][i][A], 209-45.I.(2)(d)[2][d][v], 209-45.I.(2)(d)[2][d][vi], and Table 4.

**Petition #3: *Commonwealth Rubber Supply Incorporated***, 1711 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP 13-047-080-005; Zoned: RD-1, seeks (1) a use variance from Sec. 209-32.4(c)(1) to permit the use of assembly of rubber hose products in the RD-1 District; (2) a determination under Sec. 209-41 that a nonconforming manufacturing/assembly use may continue on the property; (3) an appeal from the determination of the zoning officer under Sec. 209-75 that the use is not permitted in the RD-1 District; and, (4) in the alternative, that the use is permitted as a variance by estoppel.