

**FALLS TOWNSHIP  
ZONING HEARING BOARD  
AUGUST 10, 2021**

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

**Hearing adjourned:** 7:27 p.m.

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

**Members absent:** Bill Kiernan

**Also present:** Matthew Takita, AIA, MCP, Township Manager/Zoning Officer; Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, ZHB Solicitor; Karen Browndorf, Court Stenographer

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**Petition #1: Jenna Kowalko, 237 Liberty Drive, Langhorne, PA 19047; TMP #13-001-047; Zoned: HRTH. Requesting a dimensional variance to erect a deck which encroaches into the rear yard setback. Section 209-16.1.B and Table 2A.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

Mr. Kowalko presents the application and states he needs a 25 yard setback for the deck. He was originally approved for the permit, but the HOA requires a 25 yard setback.

No Board questions.

No public comments.

Member Brooks makes a motion the application of Jenna Kowalko requesting a dimensional variance from Section 209-16.1.B and Table 2A of the Falls Township Zoning Ordinance be GRANTED to erect a deck that encroaches into the rear yard setback at the property located at 237 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.**

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**Petition #2: Benjamin Martin, 289 Trenton Road, Fairless Hills, PA 19030; TMP #13-006-067; Zoned NCR. Requesting a dimensional variance to erect a fence within the front yard setback of Trenton Road. Section 209-37.C.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5.

Mr. Martin presents the application and states the fence is in the secondary front yard. When he moved in, there was an existing fence and a row of bushes. He replaced the 4 ft. chain link fence with a 6 ft. stockade fence for privacy. It’s a corner lot and high traffic area. There is no visual obstruction; his neighbors have no issues with the fence.

No Board questions.

Public Comment

*Debra Jepson*, 111 N. Oxford Valley Road, Fairless Hills, states she has no objection to the fence, much better than the existing fence.

Member D’Oria makes a motion the application of Benjamin Martin requesting a dimensional variance from Section 209-37.C of the Falls Township Zoning Ordinances be GRANTED to erect a fence within the front yard setback of Trenton Road at the property located at 289 Trenton Road, Fairless Hills, PA 19030, 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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**Petition #3: GOAT Logistics, LLC (Cont’d from July 13 and June 8, 2021), 450 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-013; Zoned: HC. Requesting a use variance to allow dispatching of an average of 20-25 vehicles a day from this location. Section 209-23.B.**

Atty. Bidlingmaier states a letter dated August 4, 2021 was received from GOAT Logistics signed by Tom Tourish requesting a continuance of this matter until the next Board meeting of September 14, 2021. This matter has been continued twice before on the record and this current letter will be marked as Exhibit ZHB 3.

Thomas Tourish from GOAT Logistics responds yes and states there is an agreement we executed today with the Township regarding this matter.

Matthew Takita states the Township did prepare an agreement with GOAT Logistics to extend their use of that property until October 31, 2021 at which time their lease would expire. This agreement is between the Township, the owner of the property and the tenant. The agreement in no way infers or implies any continued use of the property or marketing of the property for this type of use. After October 31, 2021, GOAT Logistics would vacate the building completely.

Member Brooks makes a motion the application of GOAT Logistics is continued until the September 14, 2021.

Member Molle seconds the motion.

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

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**Petition #4: Marazzo Manor Lane Florist, (Cont’d from July 13, 2021) 93 Makefield Rd, Morrisville, PA 19067; TMP #13-028-010; Zoned: NC. Requesting a use variance to allow for the operation of a garden center; a dimensional variance to allow for the storage of merchandise and related products; and a dimensional variance to permit 49 parking spaces where 89 parking spaces are otherwise required. Sections 209-22.B, 209-22.F.3 and 209-42.H.**

Chairman Miles states the applicant has formally withdrawn their application.

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**Hearing adjourned 7:27 p.m.**