

NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD

Notice is hereby given the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, April 12, 2022 at 7:00 P.M. The public can attend in person at the Falls Township Municipal Complex, 188 Lincoln Highway, Public Meeting Room OR participate remotely via Zoom. (Details to attend the virtual meeting are found below.)

The meeting will be streamed on the Township's website at www.fallstwp.com and the Township's YouTube page. Both of those streams will be up to 30 seconds behind the meeting happening within Zoom.

The meeting will be on the Governmental Channel Comcast Channel 22 and Verizon Channel 40. This broadcast will appear in real time.

Anyone desiring to participate in the Zoning Hearing Board meeting is encouraged to call or log into the meeting prior to the 7:00 start time.

Join Zoom Meeting:

The meeting link - <https://us02web.zoom.us/j/4209459063>

The Meeting ID will be - 4209459063

This will be the public dialing phone number - +1 929 205 6099

The Agenda items are listed below:

Extension Request – Chris Balis, 1294 Bristol Pike, Morrisville, PA 19067; TMP #13-047-010

Petition #1: Christopher Petrillo, 18 Evergreen Lane, Levittown, PA 19054; TMP #13-026-493; Zoned: NCR. Requesting a dimensional variance to allow a driveway to encroach into the side yard setback. Section 209-43.1(C)(4).

Petition #2: Jason and Nancy Lawson, 517 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-015-001-004; Zoned: NCR. Requesting a use variance to allow a second dwelling (Section 209-20.B) and the following dimensional variances: Section 209-20.C(1) -- to permit an accessory structure to be placed on the rear property line, where a minimum distance of 20 ft. from a rear property line is otherwise required; Section 209-20.F – to permit a maximum impervious surface ratio of 45%, where a maximum of 40% is otherwise required; and Section 209-43.1.E – to allow the construction of a second driveway where only one paved driveway with one opening to a public road is otherwise required.

Petition #3: JR 915, LLC, 905 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-022-001 and #13-028-022-002; Zoned: HC. Requesting dimensional variances to permit additional parking: Section 209-23, Attachment 6, Table 4: to permit a maximum impervious surface ratio of 91%, where a maximum of 70% is otherwise allowed; and Section 209-23.H(2) to permit parking 2.8 feet from an adjacent street, where 30 ft. is otherwise required.

Petition #4: Auto Lenders Liquidation Center, 218 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-007-006; Zoned: HC. Requesting dimensional variances for the following: Section 209-45.Q(5)(a) -- to permit three walls signs, where only one sign is permitted per tenant per street frontage; Section 209-45.Q(5)(b) -- to permit one wall sign to be 70 sq. ft. where the maximum permitted area of a wall sign face is 32 sq. ft.; and Section 209-45.Q(10)(a) -- to permit two freestanding signs, where only one freestanding sign is permitted per street frontage.

Petition #5: Mission BBQ, 630-636 Commerce Boulevard, Fairless Hills, PA 19030; TMP #13-003-036-007; Zoned: SC. Requesting dimensional variances for the following: Section 209-45.Q(5)(a) -- to permit the installation of three wall signs for the front, side and rear facades; and Section 209-45.Q(5)(b) -- to permit the increased size of each sign to be 100 sq. ft. each where a maximum area of 32 sq. ft. is permitted.

Petition 6: Empire Motor Auto Sales, 78 E. Cabot Boulevard, Ste. 300, Langhorne, PA 19047; TMP #13-003-008-008; Zoned: PIP. Requesting a use variance to permit the operation of a used vehicle dealership at the property. Section 209-28.B.