

## **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, June 14, 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](http://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:**

*Petition #1: Matthew Gancarz, 813 Hanford Road, Fairless Hills, PA 19030; TMP #13-015-198; Zoned: NCR. Requesting a dimensional variance to permit a 6 ft. solid vinyl fence in the secondary front yard. Section 209-37.C(2).*

*Petition #2: Robert J. Liebel, M-Y Lane, Morrisville, PA 19067; TMP #13-028-075; Zoned: LI. Requesting a use variance to allow the storage of scrap tires. Sections 209-27.D(1)(d), 209-34.F, and 209-43.I.*

*Petition #3: Retro Fitness, 516 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-109; Zoned: SC. Requesting a dimensional variance to permit a sign area of 123.7 sq. ft. which exceeds the allowable sign area of 32 sq. ft. Section 209-45.Q(5)(b).*

*Petition #4: AB III, Inc., 340 N. Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-003-028; Zoned: HC. Requesting the following dimensional variances for improvements at the Burger King: Section 209-42.H(26) – to permit 77 parking spaces on the property where the code requires 153 spaces and 87 are currently provided to allow for the construction of a dual lane drive-through; Section 209-45.F – to permit signage on 2 order points and 2 menu points as set forth on the plan where subsection 209-45.F(6)(d)[4] only permits one digital*

*display per property and subsection 209-45.F(6)(d)[3][a] sets forth that digital displays shall not exceed more than 30% of the total sign area permitted on site; and Section 209-45.Q(10)(a)[2] – to permit two order points and two menu boards in the location, size and configuration shown where the code only permits one freestanding sign per street frontage and one additional freestanding sign for drive-through establishments for the advertising of items for sale to users of the drive-through lane only.*

*Petition #5: NP Falls Township Industrial, One Ben Fairless Drive, Fairless Hills, PA 19030; TMP #13-051-001; Zoned: MPM. Requesting dimensional variances to construct a parking garage with two driveway entrances, specifically: Section 209-30.D – to permit a building coverage of 41.88% instead of the maximum 40% otherwise required; and Section 209-42.E – to permit driveway widths of 36.13 feet and 50.13 feet instead of the maximum allowed of 30 feet at a setback of 55 feet from the street line.*

*Petition #6: Oak Village at New Falls Road, LLC, 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168; Zoned: NC. Requesting the following variances to construct a multi-family residential development with parking: Section 209-22.B -- a use variance to allow a multi-family dwelling within a neighborhood commercial district; and Section 209-22.D – to permit a building and/or structure height in excess of 25 feet which is the maximum permitted in the neighborhood commercial district.*