

**FALLS TOWNSHIP  
SPECIAL ZONING HEARING  
BOARD MEETING -- DECEMBER 12, 2013**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 11:00 p.m.

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

Members absent: None

Also present: Tom Bennett, CCEO & Zoning Officer, Ed Neubauer, Code Enforcement Officer, Dave Sander, Esquire; Lauren Gallagher, Esquire (representing Township); Karen Browndorf, Court Stenographer

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**Petition #1: East Coast Propane, 9240 E. Tyburn Road, Morrisville, PA 19067; TMP #13-047-013 and TMP #13-047-014, Zoned HI-A. Requesting a use variance to operate a propane storage business (Section 209-32.3.D.(b)); and a challenge to the substantive validity of Section 209-32.3.D.(1)(b) of the Falls Township Zoning Ordinance in accordance with Sections 909.1(a)(1) and 916.1(a)(1) of the Pennsylvania Municipalities Planning Code.**

Member Powers opens the meeting. Atty. Sander marks various exhibit. Atty. Gundlach (representing East Coast Propane) calls additional witnesses.

**East Coast Propane Expert Witnesses:**

Matt Hiltz, Bachelor's Degree in engineering, owner of Hiltz Propane Systems which designs and installs bulk propane storage systems.

Christopher Scott Mohler, Bachelor of Science in Mechanical Engineering, and a professional engineer, licensed in four states – Pennsylvania, Maryland, New Jersey and Massachusetts. Owner of Chestmont Engineering in Exton, Pennsylvania. About 70% of their work is related to either the propane system storage or the actual use of the propane on an industrial or large commercial level.

No more witnesses for East Coast Propane.

**Township Witnesses:**

Thomas Bennett, Zoning Officer and Chief Code Enforcement Officer of Falls Township for six and a half years. The job requires review of plans and letters of intent to determine whether a particular proposed use complies with the Falls Township zoning code.

Charles Guttenplan, Masters Degree in Urban & Regional Planning, and a B.S. degree. Also certified by the American Association of Certified Planners. He is self-employed as a land planning consultant and employed by Whitmarsh Township, Montgomery County as a Director of Planning and Zoning and as their Zoning Officer.

James Sullivan, currently employed at T&M Associates employee for three years, CMX for 7 years (which is the same company as T&M), B.S. degree in civil engineering, a licensed professional engineer in Pennsylvania and New Jersey. He has been in the industry for 33 years.

Richard Dippolito, currently employed as the Fire Marshal of Falls Township for 5 years. Job responsibilities include conducting of fire investigations, supervision the fire inspectors, conducting plan reviews, etc. He is currently a member of Fairless Hills Fire Company and formerly was their fire chief for 20 years.

Township has no more witnesses.

**East Coast Propane Rebuttal Witness Recalled:**

Mr. Amey is recalled to the stand.

Motion made by D. Miles to continue the hearing on this petition to January 14, 2014.

Member Henderson seconds the motion.

**All in favor 5-0. The matter is continued until January 14, 2014.**

**PLEASE NOTE: For a complete record of the testimony, please refer to the transcript of the hearing that was ordered.**

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**Hearing adjourned at 10:50 p.m.**