

AGENDA

NOTICE IS HEREBY GIVEN that at the regular meeting of the **Falls Township Zoning Hearing Board**, to be held on **Tuesday, February 11, 2014, at 7:00 PM, at the Falls Township Building, 188 Lincoln Highway, Fairless Hills, PA 19030**, the Zoning Hearing Board will hear, and if appropriate, may take action on, the application of Greenscape Landscape Contractors, Inc. seeking relief for property located at 1777 South Pennsylvania Avenue, Morrisville, PA 19067, Bucks County Tax Map Parcel #13-047-080-003 (the "Property"), owned by Bobhulu, LLC. The applicant seeks the following relief: (a) a variance from Section 209-32.4 of the Falls Township Zoning Ordinance to permit the grinding of mulch in the RD – Riverfront District; (b) a variance from Section 209-28.1 of the Falls Township Zoning Ordinance concerning a buffer for trees; (c) an interpretation that the grinding of mulch is permitted on the Property; (d) in the alternative, a determination that the grinding of mulch is an accessory use to the principal use of the Property as a landscape business; (e) in the alternative, a determination that the grinding of mulch is a pre-existing nonconforming use of the property; and (f) in the alternative, a challenge to the substantive validity 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 for prohibiting the grinding of mulch and failing to make adequate provision for a legitimate business use. Because the substantive validity of the Falls Township Zoning Ordinance is being challenged, a copy of the applicant's request for a substantive validity challenge, including any plans, explanatory material, and/or proposed amendments, may be examined by the public at the Falls Township Office of Code Enforcement, 188 Lincoln Highway, Fairless Hills, PA 19030 from 8:00 AM to 4:30 PM, prevailing time, Monday through Friday.

The Falls Township Zoning Hearing Board will also hear the following petitions:

Petition #2: Maureen Murphy, 304 N. Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-004-145, Zoned HC. Requesting a dimensional variance to construct a garage which encroaches into the side yard setback, rear yard setback and minimum distance between buildings. Section 209-23 and Table 4.

Petition #3: Thomas and Beth Leavesley, 55 Teaberry Lane, Levittown, PA 19054; TMP 13-023-044, Zoned NCR. Requesting a dimensional variance to construct a rear addition which encroaches into the minimum rear yard setback of 20'. Section 209-20 and Table 1.

Petition #4: Municipal Authority of the Borough of Morrisville, 791 W. Bridge Street, Morrisville, PA 19067; TMP #13-028-082 and TMP #13-028-083-001; Zoned HC. Requesting numerous variances for the construction of a water storage facility. Sections 209-23; 209-23.B; 209-23.F; 209-23.H(2); 209-37.A; 209-37.C; 209-37.C(3) and Table 4.

Petition #5: Silvi, 355 Newbold Road, Fairless Hills, PA 19030; TMP #13-028-060-001; Zoned FM. Requesting a use variance to allow a compressed natural gas fueling facility. Section 209-26.B(2).

Petition #6: Jonathan Snipes, 878 West Bridge Street, Morrisville, PA 19067; TMP #13-028-030; Zoned CR. Requesting a use variance to allow a duplex. Section 209-25.