

AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **January 13, 2015 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

Reorganization of the Board

Petition #1: *Charles Rizzuto*, 124 Lesha Drive, Morrisville, PA 19067; TMP #13-029-175; Zoned MR. Requesting dimensional variance to install driveway on side of property. Section 209-42.A and 209-42.D.

Petition #2: *Commonwealth Rubber Supply Incorporated*, 1711 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP 13-047-080-005; Zoned: RD-1, seeks (1) a use variance from Sec. 209-32.4(c)(1) to permit the use of assembly of rubber hose products in the RD-1 District; (2) a determination under Sec. 209-41 that a nonconforming manufacturing/assembly use may continue on the property; (3) an appeal from the determination of the zoning officer under Sec. 209-75 that the use is not permitted in the RD-1 District; and, (4) in the alternative, that the use is permitted as a variance by estoppel.

Petition #3: *Thomas Hudson (Good Stuff Thrift)*, 543 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-013-018; Zoned HC. Requesting dimensional variance to install two storage containers in the back of the building. Section 209-25 and Table 4.

Petition #4: *W.G. Lincoln Properties, L.P.*, 640 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-196; Zoned NCR. Requesting dimensional variances for (a) buffer requirements; (b) driveway width; (c) guest parking; (d) loading area; (e) signage; and (f) from bulk regulations (impervious cover), along with modification of a prior decision. Sec. 209-38.1.F.(2); Sec. 209-42.G; Sec. 209-42.H.(2)(e); Sec. 209-42.I; Sec. 209-45.I.(B); Sec. 209-20.(E).