

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** *March 10, 2020*

**TIME:** *7:00 p.m.*

**PLACE:** *Falls Township Municipal Complex, 188 Lincoln Highway*

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**Petition #1: Jerome L. Trzaska**, 272 Glouster Road, Fairless Hills, PA 19030; TMP #13-017-003. Zoned: NCR. Requesting a dimensional variance to erect a carport which extends beyond the face of the principal building into the front yard. Section 209-34.E.

**Petition #2: (CONT'D FROM 2/11/2020) New Freedom Behavioral Health, LLC d/b/a Daybreak Treatment Solutions** 72 Hillside Lane, Fallsington, PA 19054; TMP #13-020-165; Zoned: LR. Requesting a use variance to permit residential treatment and rehabilitation services to the residents at the property located in an LR District. Section 209-12. In the alternative, Applicant challenges the substantive validity of the Falls Township Zoning Ordinance as it relates to such use.

**Petition #3: Caliber Collision**, 124 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-088-001; Zoned: HC. Requesting a dimensional variance to allow a second wall sign. Section 209-45.Q(5)(a) and 209-45.U(2).

**Petition #4: JR 915, LLC**, 905 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-022-005; Zoned: HC. Requesting dimensional variances for: (1) Section 209-45.Q(10)(b) to allow two signs of 90 sq. ft. instead of the allowed 50 sq. ft; (2) Section 209-45.F(6)(d)[3][a] to allow a digital display sign of 44.69 sq. ft. which exceeds the allowable 15 sq. ft; and (3) Section 209-45.Q(10)(c) to allow a height of 22 ft. instead of the allowable 20 ft.

**Petition #5: Highland Development Ventures, LLC**, Stony Hill Road and Woolston Drive, Morrisville, PA 19067; TMP #13-028-008-001; Zoned: LI. Requesting the following dimensional variances: (1) Section 209-27.C(4) requires that off-street loading is an accessory use and Section 209-34.E requires accessory use be in the side and rear yard while this loading will be in front yards.; (2) Section 209-27.F, Table 5 – minimum lot width at required setback, 60 FT vs. not required or provided; minimum lot depth at midpoint of rear property line, 150 FT vs. 140 FT; front yard setback Route 1, 100 FT vs. 18 FT; front yard setback at Stony Hill Road, 100 FT vs. 64 FT; side yard setback, 20 FT vs. N/A or provided; buffer yards of additional 50 FT not required; (3) Section 209-27.G(1) requires that at least 30 FT adjacent to any street line shall not be used for parking or loading and Applicant may be providing such with 30 FT of Stony Hill Road; (4) Section 209-27.G(2) requires adequate screening with evergreen planting which Applicant believes it has but requests such a determination by the Zoning Hearing Board; (5) Section 209-38.1 requires a buffer yard of 25 FT or 50 FT along Route 1. Applicant is requesting a variance in conformance with the Plan or no buffer yard given the distance from Route 1; (6) Section 209-42.H(22) – Applicant seeks parking in conformance with the Plan, but is unsure of the required number of spaces required by the Section and therefore seeks a variance or determination; and (7) Section 209-41 – Applicant seeks confirmation of a non-conforming lot.