

NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, June 8, 2021 at 7:00 P.M. remotely via Zoom to consider the following application for appeals and/or variances from the Falls Township Zoning Ordinances. (Details to attend the virtual meeting are found below.)

The public may participate in the meeting by joining the Zoom meeting as outlined below:

The meeting will be streamed on the Township's website at 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

Petition #1: Charles and Elizabeth McAnulty, 221 Suffolk Road, Fairless Hills, PA 19030; TMP #13-002-297; Zoned: NCR. Requesting a dimensional variance to allow a second opening to a public street. Section 209-43.1(E).

Petition #2: John Boyle, 11 Jennifer Lane, Morrisville, PA 19067; TMP #13-033-096; Zoned: MHR. Requesting a dimensional variance to allow a 6 ft. solid fence within the secondary front yard. Section 209-37.C(2).

Petition #3: GOAT Logistics, LLC, 450 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-013; Zoned: HC. Requesting a use variance to allow dispatching of an average of 20-25 vehicles a day from this location. Section 209-23.B.

Petition #4: Raising Cane's Restaurants, LLC, 640 Commerce Blvd., Fairless Hills, PA 19030; TMP #13-003-036-006; Zoned: SC. Requesting the following variances in connection with the construction of a restaurant: (1) Section 209-

24.D – a use variance to allow an accessory drive-through facility; (2) Section 209-24.B(12) – a use variance to allow outdoor seating; (3) Section 209-24.F and Table 4 – a dimensional variance to allow a front yard setback of 109.3 ft. where 120 ft. is required and 82.9 ft. is existing; (4) Section 209-24.G(2) – a dimensional variance to allow a minimum setback of 4.1 ft. to the parking lot where 50 ft. is otherwise required and 4.1 ft. is existing; (5) Section 209-42.H(12) – a dimensional variance to allow for 5.05 off street parking spaces per 1,000 sq. ft. where 5.56 spaces per 1,000 sq. ft. are required and 5.13 spaces per 1,000 sq. ft. are existing; and (6) Section 209-45.Q(5)(a) – a dimensional variance to allow a maximum number of seven signs where two are otherwise permitted.