

**FALLS TOWNSHIP
ZONING HEARING BOARD
JULY 13, 2021**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:27 p.m.

Members present: Albert Brooks, Scott D’Oria, Dan Miles, Doug Molle

Members absent: Bill Kiernan

Also present: Matthew Takita, AIA, MCP, Township Manager/Zoning Officer; Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, ZHB Solicitor; Karen Browndorf, Court Stenographer

Extension Request – Kristen Colucci, 19 Thornyapple Lane, Levittown, PA

Chairman Miles reads the letter requesting a one-year extension of the zoning variance received on August 11, 2020 into the record.

Member Molle makes a motion to grant an extension for a year for the variance granted for the property located at 19 Thornyapple Lane, Levittown, PA 19054.

Member D’Oria seconds the motion.

All in favor 5-0. Motion carries.

Petition #4: 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.

Chairman Miles states the Township has received a request from GOAT Logistics requesting another continuation until the August 10, 2021 hearing.

Atty. Bidlingmaier marks the continuance letter waiving the MPC time limits as Exhibit A-2.

Member Brooks makes the motion to approve the continuance request of GOAT Logistics until August 10, 2021.

Member Molle seconds the motion.

All in favor 4-0. Motion carries.

Petition #5: Marrazzo Manor Lane Florist, 93 Makefield Rd, Morrisville, PA 19067; TMP #13-028-010; Zoned: NC. Requesting a use variance to allow for the operation of a garden center; a dimensional variance to allow for the storage of merchandise and related products; and a dimensional variance to permit 49 parking spaces where 89 parking spaces are otherwise required. Sections 209-22.B, 209-22.F.3 and 209-42.H.

Chairman Miles states the Township has received a request from Marrazzo Manor Lane Florist requesting an extension until the August 10, 2021.

Atty. Bidlingmaier marks the email and continuance letter dated July 13, 2021, waiving the MPC time limits as ZHB Exhibit 1.

Member Molle makes a motion to approve the continuance request of Marrazzo Manor Lane Florist until August 10, 2021.

Member Brooks seconds the motion.

All in favor 5-0. Motion carries.

Petition #1: James Varghese, 519 S. Olds Blvd., Fairless Hills, PA 19030; TMP #13-015-001-009; Zoned: NCR. Requesting a dimensional variance to allow a chicken coop to encroach into the 100 ft. setback from all property lines. Section 209-12.E.(5)(g).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 6.

James Varghese presents the application and states he would like to keep 3 chickens for his family with no roosters. He also grows vegetables so the chicken droppings can be used as fertilizer for the vegetable garden. The side and rear yard setbacks do not meet the 100 ft. requirement. My lot is completely wooded in the rear with no homes so the chicken coop would not be impacting any neighbors.

No Board questions.

No public comment.

Member Brooks makes a motion the application of James Varghese requesting dimensional variances from Section 209-12.E(5)(g) of the Falls Township Zoning Ordinance be GRANTED to allow a chicken coop to encroach into the 100 ft. setback from all property lines at the property located at 519 S. Olds Boulevard, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

All in favor 4-0. Motion carries.

Petition #2: Christina and Timothy Morgan, 15 Butterfly Lane, Levittown, PA 19054; TMP #13-022-270; Zoned: NCR. Requesting a dimensional variance to construct an addition which encroaches into the 10 ft. side yard setback. Section 209-20.F and Table 1.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 9.

Christina Morgan presents the application and states with the passing of her father, her mom had to sell her home. They are attempting to put on an addition for her anticipating a possible need for a wheelchair in the future.

No Board questions.

No public comment.

Member Brooks makes a motion the application of Christina and Timothy Morgan requesting a dimensional variance from Sections 209-20.F and Table 1 of the Falls Township Zoning Ordinances be GRANTED to construct an addition which encroaches into the 10 ft. side yard setback at the property located at 15 Butterfly Lane, Levittown, PA 19054 as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

All in favor 4-0. Motion carries.

Petition #3: Buck Homes LLC, 318 Austin Drive, Fairless Hills, PA 19030; TMP #13-005-013; Zoned: NCR. Requesting a dimensional variance to construct a second floor addition which exceeds 50% of the existing floor area and which extends within the required 10 ft. side yard setback. Sections 209-41, 209-20.F and Table 1.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 9.

Ken Buccholz presents the application and states they purchased this dilapidated property in April 2021 and have plans to remodel it, add a second story and then resell it. The addition is 8 ft. to the side yard and we need 10 ft. We want to bring the house up to current building standards.

No Board questions.

No public comments.

Member Brooks makes a motion the application of Buck Homes, LLC, requesting dimensional variances from Sections 209-4 and 209-20.F and Table 1 of the Falls Township Zoning Ordinance be GRANTED to construct a second floor addition which exceeds 50% of the existing floor area and which extends within the required 10 ft. side yard setback at the property located at 318 Austin Drive, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

All in favor 4-0. Motion carries.

Hearing adjourned 7:27 p.m.