

NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD

Notice is hereby given the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, November 9, 2021 at 7:00 P.M. The public can attend in person at the Falls Township Municipal Complex, 188 Lincoln Highway, Public Meeting Room OR participate remotely via Zoom. (Details to attend the virtual meeting are found 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

The Agenda items are listed below:

Petition #1: Abdul Qadir, 177 Liberty Drive, Langhorne, PA 19047; TMP #13-004-879; Zoned: HR-TH. Requesting dimensional variances to construct a deck which encroaches into the rear yard setback and which exceeds the allowable impervious surface and building coverages. Section 209-16.1.B and Table 2A.

Petition #2: DLB Express, LLC (Danny DeLeon), 2300 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-047-095; Zoned: RD-1. Requesting a use variance to permit overnight parking of 3 tri-axle dump trucks and storage of truck parts in the associated garage structure. Section 209-32.4.C(1).

Petition #3: Summus Enterprises, LLC, Chamberlin Way and Penn Lane, Levittown, PA 19054; TMP #13-024-062; Zoned: NCR. Requesting a dimensional variance for a front yard setback of 10.8 ft. from Penn Lane where a 25 ft. front yard setback is required for a single family dwelling. Section 209-20.F and Table 1.

Petition #4: Alro Steel (Cornelius Signage), 17 Progress Drive, Morrisville, PA 19067; TMP #13-047-166-002; Zoned: HI. Requesting a dimensional variance to install two facade signs which exceed the allowable area of 32 sq. ft. Section 209-45.Q(5)(b).

Petition #5: Fairless Properties, LLC (Matt Chaplin), 332 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-033; Zoned: NC. Requesting a dimensional variance for a

proposed sign which has an area of 120 sq. ft. which exceeds the original sign's area. Section 209-45.U(2)(a).

Petition #6: SIV Ambulance, North Olds Boulevard and Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-012; Zoned: HC. Requesting the following dimensional variances to construct a service facility to sell and repair ambulances: Section 209-23.H(2) – to permit parking 22 feet from an adjacent street line instead of 30 ft. that is otherwise required; and Section 209-23.G and Table 4 – to permit a front yard setback of 75 ft. instead of the required 100 ft.