

**FALLS TOWNSHIP  
ZONING HEARING BOARD  
FEBRUARY 14, 2023**

**Hearing commenced:** 7:00 p.m.

**Hearing adjourned:** 7:14 p.m.

**Members present:** Doug Molle, William Kiernan, Aaron Mackey, Lolain Striluk

**Members absent:** None

**Also present:** Keith Bidlingmaier, ZHB Solicitor; Matt Takita, Zoning Officer; Ed Neubauer, Code Enforcement; Karen Browndorf, Court Reporter

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**Petition #2: Oak Village at New Falls Road, LLC (CONT'D FROM 11/9/22, 12/13/22) 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168; Zoned: NC. Requesting the following variances to construct a multi-family residential development with parking: Section 209-22.B -- a use variance to allow a multi-family dwelling within a neighborhood commercial district; and Section 209-22.D – to permit a building and/or structure height in excess of 25 feet which is the maximum permitted in the neighborhood commercial district.**

Chairman Molle states a continuance letter has been received from the applicant requesting this matter to be continued until the March 14, 2023 hearing.

Atty. Bidlingmaier explains the continuance request was communicated to the Township by residents who were concerned attendance by the residents would not be great because of Valentine’s Day. The Township reached out to Atty. Meginniss, and he was agreeable to postpone the hearing until March 14, 2023.

Member Striluk makes a motion to continue the application until March 14, 2023.

Member Mackey seconds the motion.

**All in favor 4-0. Motion carries.**

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**Petition #1: Mike and Heather Fellman, 100 Thornridge Drive, Levittown, PA 19054; TMP #13-023-494; Zoned: NCR. Requesting a dimensional variance to construct a front addition which encroaches into the front yard setback. Section 209-20.F and Table 1.**

Mike Fellman gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7. 43 Twisting Lane had several attempts made by the Township to notify them. The original letter was returned to the Township. Mr. Neubauer went out to the property and determined no one was living there; but correspondence was left at the address. Mr. Neubauer confirms this.

Mr. Fellman presents the application and states they want to bump out the current bathroom and bedroom to make both rooms bigger. His father-in-law is an amputee so we would like to enlarge the space for him.

Member Mackey asks if there will be other improvement in the house.

Mr. Fellman responds no.

No public comment.

Member Mackey makes a motion the application of Mike and Heather Fellman requesting a dimensional variance from Section 209-20.F and Table 1 of the Falls Township Zoning Ordinances be GRANTED to construct a front addition which encroaches into the front yard setback at the property located at 100 Thornridge Drive, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kiernan seconds the motion.

**All in favor 4-0. Motion carries.**

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**Petition #2: Sean Thornton, 229 Wyandotte Road, Fairless Hills, PA 19030; TMP #13-002-164; Zoned: NCR. Requesting a dimensional variance to construct an addition which encroaches into the side yard setback. Section 209-20.F and Table 1.**

Sean Thornton gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Mr. Thornton says he currently has a finished carport and is looking to convert that back to a garage and add another 3 ft. to the side of the garage for personal items like kids toys, cars, etc.

Member Mackey asks if there is a fence on that side and if not, were you planning to put a fence there?

Mr. Thornton says no.

Member Striluk asks questions about the chimney on the side of the house, the rear addition and a basement.

Mr. Thornton says yes, eventually will be adding the rear addition. There will not be a basement.

Member Kiernan asks if on the other side of the house you will be adding any addition.

Mr. Thornton says no, he's going to leave that side of the house.

No public comment.

Member Mackey makes a motion the application of Sean Thornton requesting a dimensional variance from Section 209-20.F and Table 1 of the Falls Township Zoning Ordinances be GRANTED to construct an addition which encroaches into the side yard setback at the property located at 229 Wyandotte Road, Fairless Hills, 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Striluk seconds the motion.

**All in favor 4-0.**

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**7:14 Hearing adjourned**