

**FALLS TOWNSHIP
ZONING HEARING BOARD
OCTOBER 10, 2023**

Hearing commenced: 7:20 p.m.

Hearing adjourned: 7:35 p.m.

Members present: William Kiernan, Aaron Mackey, Robert McTague, Nastasha Raisley, Lolain Striluk

Members absent: None

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

Atty. Bidlingmaier states the Board took an Executive Session tonight before the meeting started and Robert McTague was nominated as Temporary Chairman.

Petition #2: (CONT'D FROM 9/12/23) Brian Brzezinski, 654 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-231; Zoned: HC.

Atty. Bidlingmaier states we have received a letter from Timothy Duffy, Esquire, who represents the applicant, requesting a continuance until the November 14, 2023 Zoning Hearing Board meeting. They have granted the Board an extension to hear this matter. The letter dated October 10, 2023 is a Board exhibit (ZHB Ex. 2).

Member Mackey makes a motion to continue this application until the November 14, 2023 hearing.

Member Raisley seconds the motion.

All in favor 4-0. Motion carries.

Petition #3: (CONT'D FROM 9/12/23) All State Auto Sales, LLC, 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC.

Acting Chairman McTague says this matter was opened and continued on the record last month. He also states Member Striluk has joined the hearing via Zoom.

Matthew Takita states the Township is still working with the business owner to resolve the issues she has before you. We are requesting an extension to the next regularly scheduled hearing.

Member Mackey makes a motion to continue this application until the November 14, 2023 hearing.

Member Striluk seconds the motion.

All in favor 5-0. Motion carries.

Petition #4: (CONT'D FROM 9/12/23) Night and Day Properties, LLC, 99 Bristol Oxford Valley Road, Langhorne, PA 19047 and 119 Trenton Road, Fairless Hills, PA 19030; TMP #13-001-002 and #13-001-008; Zoned: HR.

Atty. Bidlingmaier states we have received a letter from Matthew McHugh, who represents the applicant, requesting a continuance until the November 14, 2023 Zoning Hearing Board meeting. They have granted the Board an extension to hear this matter. The letter dated October 10, 2023 is a Board exhibit (ZHB Ex. 3)

Member Mackey makes a motion to continue this application until the November 14, 2023 hearing.

Member Kiernan seconds the motion.

All in favor 5-0. Motion carries.

Petition #1: Jeffrey and Colleen Fischer, 147 Pinewood Drive, Levittown, PA 19054; TMP #13-025-199; Zoned: NCR. Requesting a dimensional variance for the non-conforming structure which will be expanded beyond 50% of the original footprint by constructing a second story addition which has a side yard setback of 8 ft. which is less than the required 10 ft. Sections 209-41, 209-20 and Table 1.

John Brooks gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibit 1 – 7.

John Brooks presents the application and states we are looking for a variance from the second floor following the existing footprint. The property owner's son, daughter-in-law and grandkids are moving into the house, and they need more space.

Jeffrey Fischer gets sworn in and states he purchased the house in 1978 and put an addition on in 2008 for my parents. He'd like to have his family live with him to enjoy the grandkids.

Member Mackey asks if they are going any closer to the side yard setback.

Mr. Fischer says that is correct.

No public comment.

Member Mackey makes a motion the application of Jeffrey and Colleen Fischer requesting a dimensional variance from Sections 209-401, 209-20 and Table 1 of the Falls Township Zoning Ordinances be GRANTED to allow a non-conforming structure which will be expanded beyond 50% of the original footprint by constructing a second story addition which has a side yard setback of 8 ft. which is less than the required 10 ft. at the property located at 147 Pinewood 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 5-0. Motion carries.

Hearing adjourned 7:35 p.m.