

**TOWNSHIP OF FALLS  
PLANNING COMMISSION AGENDA  
NOVEMBER 28, 2023**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, Chairman  
Colin Henderson, Vice Chairman  
Brian Binney, Secretary  
Mary Leszczuk, Assistant Secretary  
Daniel Everett, Member  
David Coyne, Alternate Member  
Paul Hartzel, Alternate Member  
Jesse O'Brien, Alternate Member

**Place:** Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047

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- Item #1:**     **DANJA Tract, 110 Central Avenue, Fairless Hills, PA 19030**  
TMP #13-005-022; 13-005-022-001; 13-005-022-022; 13-005-112; 13-005-116;  
13-005-138; 13-005-140 to 147; 13-005-174 to 177; 13-005-202; 13-005-207; 13-  
005-208; Zoned: HC; Owner: DANJA LLC  
*Waiver of Land Development – allocation of space for lease area*
- Item #2:**     **Corco Chemical Corporation, 299 Cedar Lane, Fairless Hills, PA 19030**  
TMP #13-013-013-001; Zoned: HI-A; Owner: Corco Chemical Corporation  
*Minor Subdivision – divide existing lot into two lots*
- Item #3:**     **9169 Mill Creek Road, 9169 Mill Creek Road, Morrisville, PA 19067**  
TMP #13-040-023; 13-040-022; Zoned: LI; Owner: Joseph Bissol and Rosetta  
Marie Busselli  
*Preliminary / Final Land Development – 2,173 sq. ft. repair shop / storage yard  
and proposed 1,052 sq. ft. restaurant / building addition*
- Item #4:**     **Cosmos, 980 Trenton Road, Fairless Hills, PA 19030**  
TMP #13-017-300 / 13-017-203 / 13-017-303-001; Zoned: NC; Owner:  
Nickolas, Aletheia, Nicole & John Fkiaras  
*Sketch Plan – Building addition*
- Item #5:**     **Minutes – September 26, 2023**