

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: MONDAY JUNE 10, 2024
TIME: 7:00 p.m.
PLACE: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

Petition #1: Viral Patel, 201 Chilton Way, Fairless Hills, PA 19030; TMP #13-014-048; Zoned: HR. Requesting a dimensional variance to install pavers for two patios which are over the allowable impervious surface coverage. Section 209-16.F and Table 1A.

Petition #2: Advance Auto Parts, 403 S. Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-014-004; Zoned: SC. Requesting dimensional variances for two façade signs which exceed the allowable 32 sq. ft. each. Section 209-45.Q(5)(b).

Petition #3: Progroup Properties, LLC, (CONT'D FROM 5/14/24) 95 Lower Morrisville Road, Levittown, PA 19054; TMP #13-032-090; Zoned: PIP. Requesting the following dimensional variances for a truck rental business to move into the subject property: **Section 209-28.G(2)** – to allow parking to be located 5 ft. from the front property line and 1 ft. from the adjoining commercial property line where parking is otherwise not allowed within the first 30 ft. adjacent to any street line and 10 ft. adjacent to any lot line; **Section 209-42.F(1)(b)** – to allow parking to be located in the buffer where parking is otherwise not allowed in buffer areas; **Section 209-38.1.E(1)** – to allow the proposed parking lot to encroach into the buffer where parking is otherwise not allowed in the 50 ft. buffer area; **Section 209-28.F** – to allow an impervious surface coverage ratio of 71% where 50% is the maximum otherwise allowed; and **Section 209-34.E** – to allow a proposed privacy fence to be located within the front yard.

Petition #4: 14 (One) Steel Rd Morrisville, LLC, (CONT'D FROM 5/14/24) 14 N. Steel Road, Morrisville, PA 19067; TMP #13-047-155 and #13-047-156' Zoned: HI. Requesting dimensional variances for a partial lot consolidation and redevelopment of the property into proposed storage /warehousing: **Lot No. 1 – Section 209-29.G** – to allow a maximum impervious surface coverage ratio of 60% where 50% is the maximum otherwise allowed; **Section 209-42.(h)(22)(b)(2)** – to allow 79 parking spaces where 112 are otherwise required; **Lot No. 2 – Section 209-29.H** – to allow a front yard parking setback of 25 ft. where 30 ft. is the minimum otherwise required; to allow a side yard parking setback of 4 ft. where 12 ft. is the minimum otherwise required; **Section 209-42.(h)(22)(b)(2)** – to allow 214 parking spaces where 545 are otherwise required.