

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** *TUESDAY, AUGUST 13, 2024*  
**TIME:** *7:00 p.m.*  
**PLACE:** *Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047*

---

**Petition #1: Christine C. Atkinson**, 22 Nottingham Drive, Fallsington, PA 19054; TMP #13-036-038; Zoned: LMR. Requesting the following dimensional variances to construct an inground swimming pool in the rear yard: **Section 209-13** – to allow a maximum impervious surface ratio of 50.3 percent in lieu of the currently existing non-conforming 42.40 percent ratio; **Section 209-46.A** – to allow pool coping to be 5 ft. from the side property line where 6 ft. is required; and **Section 209-46.E** – to allow the pool water edge to be 8.4 ft. to the principal structure where 10 ft. is required.

**Petition #2: NP Falls Township Industrial LLC, (CONT'D FROM 7/9/24)**, 1000 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-051-001-012; Zoned: MPM. Requesting a dimensional variance to allow a freestanding sign with a sign area of 348.75 square feet. Section 209-45.Q(10)(b).

**Petition #3: NP Falls Township Industrial LLC**, Tyburn Road, Fairless Hills, PA 19030; TMP #13-051-001, #13-051-001-034, and #13-051-001-022; Zoned: MPM. Requesting a variance to not allow the noise and decibel level restrictions to apply to the properties. Section 209-43.F.