

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** *TUESDAY, OCTOBER 8, 2024*  
**TIME:** *7:00 p.m.*  
**PLACE:** *Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047*

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**Petition #1:** Agile Cold Bucks LLC, Cabot Blvd., Langhorne, PA 19047; TMP #13-003-009-011 and #13-003-009-012; Zoned: OIP. Requesting the following dimensional variances to construct a 230,000 sq. ft. cold storage facility with associated loading and parking areas which is to be served by a new rail spur connection: **Section 209-32.1(E)(3)(a)** -- to allow a building height of 70 feet, where a maximum height of 50 feet is otherwise permitted; **Section 209-32.1(E)(3)(d)** --to allow a building coverage of 37.2%, where a maximum of 25% is otherwise permitted; **Section 209-32.1(E)(3)(h)** --to allow an impervious surface coverage of 65.8%, where a maximum of 60% is otherwise permitted; **Section 209-34(E)** -- to allow a guard house accessory building within the side yard setback; **Section 209-42(E)** -- to allow a drive width of 45 feet instead of the 30 feet which is allowed.