

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
JANUARY 28, 2025**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, Member
Colin Henderson, Member
Daniel Everett, Member
Mary Leszczuk, Member
Jesse O'Brien, Member
David Coyne, Alternate Member
Paul Hartzell, Alternate Member

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

REORGANIZATION OF THE BOARD

- Item #1:** **TJJ Properties, 9240 E. Tyburn Road, Morrisville, PA**
TMP #13-047-014; Zoned: HI-A; Owner: Theresa McCullough
Waiver of Land Development – Install a 50' x 65' (320 sq. ft.) post frame garage
- Item #2:** **Earle Co., 14 N. Steel Road, Morrisville, PA**
TMP 13-047-118 / 13-047-153 / 13-047-155 / 13-047-156; Zoned: HI
Owner: 14 (One) Steel Rd. Morrisville LLC
Preliminary/ Final -- Consolidation of four lots, creation of two new lots and construction of two new warehouse / distribution centers
- Item #3:** **Lower Bucks Homebuilders, Fallsington-Tullytown Road, Levittown, PA**
TMP #13-042-342 through #13-042-351 (10 lots); Zoned: NC.
Owner: ARD Investments, LLC; Equitable Owner: Lower Bucks Homebuilders
Preliminary / Final Land Development – Consolidation of 10 existing lots into one lot for installation of three contractor garages
- Item #4:** **New Pennsbury High School**
PHS West -- 608 S. Olds Blvd / PHS East - 705 Hood Blvd / Village Park – 75 Unity Drive /TMP #13-015-175 / 13-015-175-001 / 13-018-003 / 13-018-003-001/ 13-018-003-003 / 13-018-003-005 / 13-018-003-007 / 13-018-022 / 13-018-025
Sketch Plan -- Construct a new high school and demolish the existing East and West High Schools, Village Park Elementary School and the M.O.S.T. Program building. Construction of a bus maintenance building and administration office. Construction of new driveways, parking lots and athletic fields. Project will be phased to construct the new high school while the existing schools are in operation.
- Item #5:** **Minutes from November 26, 2024**