

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

**REVISED 1/23/2025**

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

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**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:** **CONTINUED AT APPLICANT'S REQUEST**  
**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:** **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 #4** **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 #5:** **Minutes from November 26, 2024**