

**FALLS TOWNSHIP
ZONING HEARING BOARD
MAY 13, 2025**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:25 p.m.

Members present: Aaron Mackey, Robert McTague, William Kiernan, Chris Kilmer, Nastasha Raisley

Members absent: None

Also present: Keith Bidlingmaier, ZHB Solicitor; Matt Takita, Zoning Officer; Ed Neubauer, Code Enforcement; Karen Browndorf, Court Reporter

Continuance Request – Petition #2 – Morrisville Materials, 14 N. Steel Road, Morrisville, PA 19067

Chairman McTague states that a letter requesting a continuance of this matter until the June 10, 2025 hearing has been received from Caroline Edwards, Esquire, who represents the applicant.

Member Mackey makes a motion to grant the continuation.

Member Kiernan seconds the motion.

All in favor 5-0. Motion carries.

Continuance Request – Petition #3 – Pennwood Management, LLC, 3004 Chandler Drive, Morrisville, PA 19067

Chairman McTague states that an email requesting a continuance of this matter until the June 10, 2025 hearing has been received from Daniel Schranghamer, Esquire, who represents the applicant.

Member Mackey makes a motion to grant the continuation.

Member Kiernan seconds the motion.

All in favor 5-0. Motion carries.

Petition #1: Sherwin-Williams Paints, 324 W. Trenton Avenue (a/k/a 332 W. Trenton Avenue), Suites 106-110, Morrisville, PA 19067, TMP #13-035-033; Zoned: NC. Requesting a dimensional variance to erect a wall sign which is 94.5 sq. ft. which exceeds the allowable 24 sq. ft. Section 209-45.P(5)(b).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5 and Applicant Exhibit A-3 (proof of neighbor publication)

Meredith Ferleger, Esquire, presents the application, introduces the sign company representative (Igor Bykov) and store manager (Christopher Berner) and gives an offer of proof for the two representatives. She states Sherwin Williams is a tenant at the property, goes through her Exhibit packet which provides information on the surrounding properties, the commercial use of the area, and the surrounding businesses which have larger signs. She states the shopping center sits far back from the road which was common for the older shopping centers. This hardship was not created by the applicant and the sign would not alter the essential character of the neighborhood (as there is commercial use throughout the area).

Igor Bykov and Christopher Berner get sworn in and affirm the testimony presented by Atty. Ferleger.

No Board comment.

No public comment.

Member Mackey makes a motion that the application of Sherwin William Paints requesting a dimensional variance from Section 209-45.P(5)(b) of the Falls Township Zoning Ordinances be GRANTED to erect a wall sign which is 94.5 sq. ft.

which exceeds the allowable 24 sq. ft. at the property located at 324 W. Trenton Ave (a/k/a 332 W. Trenton Avenue), Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Raisley seconds the motion.

All in favor 5-0. Motion carries.

Hearing adjourned 7:30 p.m.