

**FALLS TOWNSHIP
ZONING HEARING BOARD
OCTOBER 14, 2025**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:25 p.m.

Members present: Aaron Mackey, Robert McTague, Chris Kilmer

Members absent: William Kiernan, Nastasha Raisley

Also present: Keith Bidlingmaier, ZHB Solicitor; Matthew Takita, Zoning Officer, Ed Neubauer, Code Enforcement; Kathryn Doyle, Court Reporter

Atty. Bidlingmaier states that Petition #5 (Pro Group Properties) has been withdrawn.

Petition #1: Sean Thornton, 229 Wyandotte Road, Fairless Hills, PA 19030; TMP #13-002-164; Zoned: NCR. Requesting a dimensional variance to allow a second driveway and apron. Section 209-43.1.E.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 6.

Sean Thornton gets sworn in and testifies he is trying to put in a second apron because he has some camper and trailers which he would like to put up on the side of his house behind the fence to make it look cleaner and keep everything out of the street. Having an apron will help so I do not have to jump the curb to park the camper and trailer.

Chairman McTague asks if you are installing a driveway as well.

Mr. Thornton says no, just an apron. He will also place large stones for the vehicles to prevent tire ruts in the grass, but no driveway.

Chairman McTague asks if you are storing the vehicles behind the fence.

Mr. Thornton says yes.

Member Mackey asks if there is a current fence (yes). He also asks what the procedure is for getting an apron.

Mr. Takita says they will have to get a road opening permit which is reviewed by the Township Engineer to ensure compliance with the Township code.

Chairman McTague asks the applicant if he would accept a condition with any approval that there would be no storage of vehicles in the front yard.

Mr. Thornton says yes, he agrees to that stipulation.

No public comment.

Member Mackey makes a motion the application of Sean Thornton requesting a dimensional variance from Section 209-43.1.E of the Falls Township Zoning Ordinances be GRANTED to allow a second apron at the property located at 229 Wyandotte Road, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board with the additional stipulation there is no continuous storage of vehicles in front of the house.

Member Kilmer seconds the motion.

All in favor 3-0. Motion carries.

Petition #2: Margaret Zaporowski, 76 Vermillion Lane, Levittown, PA 19054; TMP #13-020-208; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. high solid fence with the secondary front yard of Vermont Lane. Section 209-37.C(2).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Margaret Zaporowski gets sworn in and testifies she purchased the house in September 2001 and at time there was a wooden fence around the property. The fence has rotted and is in disrepair. We want to replace this wooden fence with a vinyl fence.

Member Mackey asks the height of the fence.

Ms. Zaporowski responds it is the same size, 6 ft.

Mr. Neubauer says the fence is not in the sight triangle.

No further Board comments.

No public comments.

Member Mackey makes a motion the application of Margaret Zaporowski requesting a dimensional variance from Section 209-37.C(2) of the Falls Township Zoning Ordinances be GRANTED to allow a 6 ft. high solid fence within the secondary front yard of Vermont Lane at the property located at 76 Vermillion Lane, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kilmer seconds the motion.

All in favor 3-0. Motion carries.

Petition #3: Daniel Hoffman, 2 Edgewood Lane, Levittown, PA 19054; TMP #13-025-094; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. high solid fence along the front yard setback of Elderberry Drive. Section 209-37.C(2).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Daniel Hoffman gets sworn in and testifies they purchased the house in August 2025. One of the things that needs to be updated is the fence. Currently, half the fence is a 6 ft. wooden fence to the left of the property which is currently in disrepair and falling down. On the right side, there is a 4 ft. chain link fence. We are requesting to put in a 6 ft. high vinyl privacy fence to the property line for the safety concern of my son (low functioning autism and low sensory needs).

Member Kilmer asks if you are replacing the chain link fence with the 6 ft. vinyl fence.

Mr. Hoffman says yes.

Chairman McTague asks if there is any comments from Ed Neubauer.

Mr. Neubauer state the fence will be in the sight triangle. At one corner, there is a tree and the other side of the house, where the neighbor would be pulling out of the driveway would also be impeded. The fence will need to be moved at least 5 ft. off the sidewalk.

Mr. Takita recommends that Ed Neubauer go out and measure/mark how far back the fence should be installed to get it out of the sight triangle.

Member Mackey makes a motion the application of Daniel Hoffman requesting a dimensional variance from Section 209-37.C(2) of the Falls Township Zoning Ordinances be GRANTED to allow a 6 ft. high solid fence along the front yard setback along Elderberry Drive at the property located at 2 Edgewood Lane, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kilmer seconds the motion.

All in favor 3-0. Motion carries.

Petition #4 NP Falls Township Industrial, LLC, 350 Bordentown Road, Morrisville, PA 19067; TMP #13-051-001-012; Zoned: MPM. Requesting dimensional variances for the following: 1) Section 209-45.E(18) -- to allow 7 directional signs to contain commercial messaging; 2) Section 209-45.E(18)(a) – to allow 7 directional signs which exceed the allowable 4 sq. ft. per sign; and 3) Section 209-45.E(18)(b) – to allow 7 directional signs which exceed the allowable 5 ft. in height.

Craig Sanford and Kara Sanford get sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7 and Applicant Exhibit A-1. He also clarifies that Craig and Kara Sanford are with Slicks Graphics who developed and are installing the signs at the request of NorthPoint.

Mr. Sanford states we are asking for permission to construct the two different types of signs – two are taller and the other five are smaller. The sole intent of the signs is to help resolve the confusion when you enter NorthPoint's compound. A lot of businesses, deliveries and even emergency personnel are aware of the address, but once inside do not know how to navigate to get to a specific address. The signs are marked with the Keystone Trade Center at the top to remind people they are still within the compound and provide directions on how to get to certain streets within the compound. There will be no electronics, no lighting, just aluminum constructed signs.

Chairman McTague asks Mr. Takita if the Township is satisfied with the PennDot right of way issue.

Mr. Takita says yes.

No Board questions.

No public comments.

Member Mackey makes a motion the application of NP Falls Township Industrial requesting dimensional variances from the following sections of the Falls Township Zoning Ordinances be GRANTED: 1) Section 209-45.E(18) -- to allow 7 directional signs to contain commercial messaging; 2) Section 209-45.E(18)(a) – to allow 7 directional signs which exceed the allowable 4 sq. ft. per sign; and 3) Section 209-45.E(18)(b) – to allow 7 directional signs which exceed the allowable 5 ft. in height., at the property located at 350 Bordentown Road, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kilmer seconds the motion.

All in favor 3-0. Motion carries.

7:25 p.m. – Hearing adjourned