

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** TUESDAY, DECEMBER 9, 2025  
**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:*** Cathy Stover, 31 White Spruce Lane, Levittown, PA 19054; TMP #13-025-082; Zoned: NCR. Requesting dimensional variances to construct an addition which encroaches into the side yard setback and is over the maximum impervious surface coverage. Section 209-20 and Table 1.

***Petition #2:*** Shari Booker, 2 Wildrose Lane, Levittown, PA 19054; TMP #13-025-142; Zoned: NCR. Requesting a use variance to allow a group home serving 8 to 12 children (ages 9-18). Section 209-20.B.

***Petition #3:*** Calvary Full Gospel Church, 676 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-238; Zoned: IN. Requesting the following dimensional variances: **Section 209-45.F(6)(c)[3][a]** – to allow the proposed message signs to exceed 30% of the total area of signs permitted; **Section 209-45.O(6)(a)** – to allow three freestanding signs which exceed the allowable two freestanding signs; and **Section 209-45.G(6)(c)[1]** – to allow a setback distance of the freestanding signs to the right-of-way which is less than 5 ft.

***Petition #4:*** Lakeview Terrace 2023, LLC, 251 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-014-006-001 and #13-014-006-002; Zoned: HR. Requesting the following dimensional variances for the construction of two new buildings with 28 individual residential dwelling units: **Section 209-16(F)** – to permit maximum building coverage of 22.2% whereas 15 % is otherwise permitted; **Section 209-16(F)** – to permit maximum impervious coverage of 60.5% whereas 25% is otherwise permitted; and **Section 209-16(G)** – to permit a total of 533 parking spaces whereas 822 spaces are otherwise required.