



FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: TUESDAY, JANUARY 13, 2026
TIME: 7:00 p.m.
PLACE: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

REORGANIZATION OF THE BOARD

Petition #1: Calvary Full Gospel Church, (cont'd from 12/9/25 hearing) 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 #2: Dolly & Family, LLC, 957 Trenton Road, Fairless Hills, PA 19030; TMP #13-017-207; Zoned: NC. Requesting a variance for a non-conforming freestanding sign. Section 209-45.U(2).

Petition #3: Lakeview Terrace 2023, LLC, (cont'd from 12/9/25 hearing) 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.