



FALLS TOWNSHIP ZONING HEARING BOARD

Revised 4/2/2026

AGENDA

DATE: Tuesday, April 14, 2026
TIME: 7:00 p.m.
PLACE: Falls Township Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

Extension Request – Oak Village at New Falls Road, LLC – 9175 New Falls Road, Levittown, PA 19030; TMP #13-020-168 – Multi-family residential development

Petition #1: Bushra Hussain, 704 Warwick Road, Fairless Hills, PA 19030; TMP #13-018-097; Zoned: NCR. Requesting a dimensional variance to allow a fence in the secondary front yard along Elford Road. Section 209-37.C.

Petition #2: Peter and Helen Klyuchnyk, 312 Trenton Road, Fairless Hills, PA 19030; TMP #13-006-267; Zoned: LR. Requesting a dimensional variance to increase driveway size which will increase the impervious surface coverage to 3,595 sq. ft. which exceeds the allowable 1,672.7 sq. ft. permitted. Section 209-12.D and Table 1.

Continuance requested until May 12, 2026

Petition #3: Lakeview Terrace 2023, LLC, (Cont'd from 3/10/26) -- 251 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-014-006-001 and #13-014-006-002; Zoned: HR. Requesting the following variances in connection with twenty-eight (28) additional residential dwelling units contained within two newly constructed buildings, along with a 500 sq. ft. leasing center and a 2,500 sq. ft. indoor recreation area: 1) **Section 209-16(F)** -- to permit maximum building coverage of 20.36% whereas 15% is otherwise permitted; 2) **Section 209-16(F)** -- to permit maximum impervious coverage of 60.6% whereas 25% is otherwise permitted; 3) **Section 209-16(G)** -- to permit a total of 533 parking spaces, whereas 822 spaces are otherwise required; 4) **Section 209-16(F)** -- to not provide an outdoor active recreation area, whereas 79,000 sq. ft. is otherwise required; 5) **Section 209-16(F)** -- to provide 2,500 sq. ft. of indoor recreation area, whereas 3,160 sq. ft. is otherwise required; 6) **Section 209-16(F)** -- to provide for a 33-foot distance between buildings, whereas 50 feet is otherwise required; and 7) **Section 209-16.1(E)(1)** -- to provide a buffer yard of 8 feet, whereas 75 feet is otherwise required.