



FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: Tuesday, May 12, 2026
TIME: 7:00 p.m.
PLACE: Falls Township Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

Petition #1: Carmen and Tricia Moschitti, 290 N. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-016-174; Zoned: NCR. Requesting the following dimensional variances: 1) Section 209-20 and Table 1 – construct an addition which encroaches into the front yard setback; and 2) Section 209-20.C(1) and Table 1 – construct an accessory garage which is 20 ft. in height, and which encroaches into the rear yard setback.

Petition #2: Matthew and Nicole Killeen, 513 Austin Drive, Fairless Hills, PA 19030; TMP #13-007-020; Zoned: NCR. Requesting a dimensional variance to construct an addition which encroaches into the 10 ft. side yard setback. Section 209-20 and Table 1.

Petition #3: FARNA LLC, 131 Trenton Road, Fairless Hills, PA 19030; TMP #13-001-007; Zoned: NC. Requesting the following variances: 1) Section 209-22.B – to allow wholesale used car sales, with incidental, appointment-only direct to consumer sales in addition to the existing auto repair use; and 2) Section 209-22.F(1) – to allow two uses in the same building where both uses will not maintain a minimum gross floor area of 750 ft.

Petition #4: Lakeview Terrace 2023, LLC, (Cont'd from 4/14/26 and 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.