



**TOWNSHIP OF FALLS
PLANNING COMMISSION MEETING
FEBRUARY 24, 2026**

Meeting commenced: 7:00 p.m.

Meeting adjourned: 7:30 p.m..

Members present: John J. Haney, III, Daniel Everett, Mary Leszczuk, Colin Henderson, Paul Harzell (alt)

Members absent: Jesse O'Brien

Also Present:

Representing: 654 Lincoln Highway, LLC --Timothy Duffy, Esquire (Hill Wallack), Heath Dumack, P.E. (Dumack Engineering), Brian Brezenski (applicant)

Item #1: 654 Lincoln Highway LLC, 654 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-231; Zoned: HC; Owner: Brian Brezenski. Preliminary / Final – construction of a two story 84 unit, plus-55 age qualified apartment building with associated improvements

Timothy Duffy, Esquire, presents the application and states this is a three-acre parcel which has frontage on both Lincoln Highway and Trenton Road. The property has been abandoned for years (formerly the Lincoln Garage – an automotive facility). The plan is to redevelop the property with a single building with two stories with 84 residential units. There is a quite of bit of clean-up at the site. The applicant had originally proposed two different buildings, 4 stories each for a total of 96 units. After several zoning hearing board meetings and a land use appeal, we reached an agreement with the Township and the zoning hearing board for this current plan.

Chairman Haney states with regard to your waiver request for sidewalks, this Board has traditionally required new development to put in sidewalks. We have requested it on projects on New Falls Road as well as on Lincoln Highway.

Mr. Brezenski states that he can agree with that requirement.

Jones Engineering Associates' Review letter dated January 28, 2025

- 191-8.B Requesting a waiver for Preliminary and Final in one submission
- 191-37.B Requesting a waiver to separate the building and parking area by reducing the separation amount
- 191-37.F Requesting a waiver for the setback of parking spaces from the right-of-way (received zoning variances for this as well)
- 191-37.G(2) Requesting a waiver to not require trees in curbed island
- 191-44.D Requesting a waiver to permit grading closer to property line than 5 feet

- 191-52.1.B(4)
- (b)[2] Requesting a waiver regarding woodlands disturbance (will be providing a tree study for the site)
- 191-52.1.B(4)(d) Requesting a waiver to not require mitigation of woodlands
- 199-4.B(6)(a) Requesting a waiver to not require mitigation of woodlands (in tree protection ordinance)

Chairman Haney asks with regard to Section 191-64.B which is a will comply, are you talking between Township of Falls Authority and Lower Bucks Joint Municipal Authority because of how the site is between both authorities.

Mr. Brezenski replies yes, he is talking with TOFA now and if they tell me to contact LBCJMA as well he will. We are trying to figure out the EDUs.

- 191-78.C(2) Requesting a partial waiver in accordance with the Township Engineer's requirements

Public Comment

Theresa McKeown, 15 Oak Lane, asks about the old paper road backing up to the properties on Oak Lane (they received 20 ft. and applicant received 20 ft.).

Mr. Dumack states that part of the agreement stipulates there will be 6 ft. privacy fence along the Oak Road properties and whatever is green there now will not be disturbed.

Mrs. McKeown also asks about the lighting on the buildings (in compliance with Township ordinances – they will be shoe boxed so no excessive glare coming off of those type lights – they point downwards).

Mrs. McKeown asks if they are apartments or condos for sale (condos for sale). She also seeks clarification on where parking is located (shown on the plan), and questions the placement of the trash dumpsters (they were relocate to the eastern side of the property away from the residences).

Another resident (name unknown) asks if the project can be turned 360 degrees toward the Calvary Full Gospel Church. Mr. Dumack says this has been discussed at length through zoning hearing board meetings with the residents who did not want to see a wall when looking at their windows. All agreed the building should be placed where the plan reflects those comments (to the east of the property).

Member Leszczuk makes a motion to recommend approval for Preliminary and Final Land Development for 654 Lincoln Highway LLC, 654 Lincoln Highway, Fairless Hills, PA 19030, TMP #13-017-231, based on the Jones Engineering Associates letter dated January 28, 2026, with waivers for the following: Section 191-8.B, 191-37.B, 191-37.F, 191-37.G(2), 191-44.D, 191-51.1.B(4)(b)[2], 191-52.1.B(4)(d), 199-4.B(6)(a), and a partial waiver of 191-78.C(2), the Remington Vernick's review letter dated October 22, 2025 and the Fire Marshal's review letter dated August 27, 2025.

Member Henderson seconds the motion.

All in favor 5-0. APPROVED FOR PRELIMINARY / FINAL LAND DEVELOPMENT

#2: Approval of Minutes

Minutes for January 27, 2026 approved.

All in favor 5-0.

7:30 p.m. Meeting adjourned