

NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD

Notice is hereby given that the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, August 11, 2020 at 7:00 P.M. remotely via Zoom to consider the following application for appeals and/or variances from the Falls Township Zoning Ordinances. (Details to attend the virtual meeting are found below.)

The public may participate in the meeting by joining the Zoom meeting as outlined below:

Petition #1: Wayne McOwen, 172 N. Turn Lane, Levittown, PA 19054; TMP #13-026-581; Zoned: NCR. Requesting a dimensional variance to erect a pool which encroaches into the minimum distance between buildings. Section 209-46.E.

Petition #2: Nishitkumar Patel, 12 Ellerdale Road, Fallsington, PA 19054; TMP #13-036-234; Zoned: MHR. Requesting a dimensional variance to erect a fence in the secondary front yard. Section 209-37.C(2).

Petition #3: Carl Colucci, 19 Thornyapple Lane, Levittown, PA 19054; TMP #13-023-304; Zoned: NCR. Requesting a dimensional variance to construct an addition which encroaches into the side yard setback. Section 209-20.F and Table 1.

Petition #4: Michelle Bockin, 606 Chatham Road, Fairless Hills, PA 19030; TMP #13-015-151; Zoned: NCR. Requesting dimensional variances to erect a deck which encroaches into the side yard setback and to erect a shed which encroaches into the separation distance from the main house. Section 209-20.F and Table 1.

Petition #5: Jeff LaCarrubba, 338 Berkshire Road, Fairless Hills, PA 19030; TMP #13-007-188; Zoned: NCR. Requesting a dimensional variance to install a patio which is over the maximum allowable impervious coverage. Section 209-20.F and Table 1.

Petition #6: William Sweeney and Devon Stobbe, 129 Winfield Court, Fairless Hills, PA 19030; TMP#13-014-023; Zoned: HR. Requesting dimensional variances to erect a shed which encroaches into the rear

yard setback and into the minimum distance between buildings.
Section 209-16.F and Table 1A.

Petition #7: Joe O'Donnell, (CONT'D FROM 7-14-20 HEARING) Old Route 13, Morrisville, PA 19067; TMP #13-040-045; Zoned: LI. Requesting the following dimensional variances to allow a stone parking and loading yard: Section 209-27.H for Off Street parking; Section 209-40 for lighting requirements; Section 209-42.D for curbing; and Section 209-42.H(22)(a) to allow a stoned parking area and yard.

Petition #8: Britton Industries, M-Y Lane, Morrisville, PA 19067; TMP #13-028-075-001; Zoned: LI. Use variance for manufacturing and storage of mulch or compost (Section 209-27.D(1)(i) and dimensional variance for impervious surface ratio of 100% (Section 209-27.F and Table 5).

Petition #9: Beverly A. Mikuriya, 24 Fallsington-Tullytown Road, Levittown, PA 19054; TMP #13-024-002; Zoned: NCR. Appeal of the Zoning Officer's determination denying issuance of a zoning permit. Sections 209-55, 209-41, 209-2, 209-5 (non-conforming use) and 209-75.

Petition #10: Tavo Properties, LP., 2 Towpath Road (a/k/a 2 Canal Road), Fairless Hills, PA 19030; TMP #13-047-126-001; Zoned: PIP. Requesting the following dimensional variances to construct two additions to the existing warehouse: Section 209-28.F – to permit a building coverage ratio of 54.30% where 40% is permitted; Section 209-28.F – to permit the proposed warehouse building addition to be located within the required 50 ft. buffer area and the 20 ft. rear yard; and Section 209-41 – to permit expansion of an existing non-conforming condition with the development of additional stormwater management facilities, improvements and a reconfigured parking area within the front yard buffer and the front yard parking setback for the frontages on Newbold Road and Towpath Road.

The meeting will be streamed on the Township's website at www.fallstwp.com and the Township's YouTube page. Both of those streams will be up to 30 seconds behind the meeting happening within Zoom.

The meeting will be on the Governmental Channel Comcast Channel 22 and Verizon Channel 40. This broadcast will appear in real time.

Anyone desiring to participate in the Zoning Hearing Board meeting is encouraged to call or log into the meeting prior to the 7:00 start time.

Join Zoom Meeting

<https://us02web.zoom.us/j/83316701007?pwd=SkldjFPK2pIZ29md1Y0OVIFMVBaZz09>

Meeting ID: 833 1670 1007

Passcode: 396309

Public Comment Dial In Number

+1 301 715 8592

Meeting ID: 833 1670 1007

Interested members of the public may also email comments to m.takita@fallstwp.com, or mail public comments to Matthew K. Takita at 188 Lincoln Highway, Fairless Hills, PA 19030. If any member of the public is requesting party status to the application or requires an accommodation to participate in the public hearing, please contact the Township as outlined above at least five (5) days prior to the public hearing.

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.