

**FALLS TOWNSHIP  
ZONING HEARING BOARD  
OCTOBER 12, 2021**

**Hearing commenced:** 7:00 p.m.

**Hearing adjourned:** 7:22 p.m.

**Members present:** Albert Brooks, Scott D’Oria, Dan Miles, Doug Molle

**Members absent:** Bill Kiernan

**Also present:** Matthew Takita, AIA, MCP, Township Manager/Zoning Officer; Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, ZHB Solicitor; Karen Browndorf, Court Stenographer

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**Petition #4: All State Auto Sales LLC, (Cont’d from September 14), 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC. Requesting a use variance to allow for the salvage, storage of excess vehicles not for sale and for the sale of vehicles for parts as an expansion of the existing nonconforming use of a used car dealership. Section 209-23.B.**

Chairman Miles reads into the record a letter from Bryce McGuigan, Esquire, of Begley, Carlin & Mandio stating his representation of the applicant and requesting a withdrawal of this application with the intent to refile a more comprehensive application for the November 9, 2021 hearing.

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**Petition #7: GOAT Logistics, LLC (Cont’d from September 14, August 10, July 13 and June 8, 2021), 450 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-013; Zoned: HC. Requesting a use variance to allow dispatching of an average of 20-25 vehicles a day from this location. Section 209-23.B.**

Chairman Miles states we have received another continuance as in previous hearings. Their lease expires at the end of October 2021. The Township and applicant have agreed to these terms.

Member Molle makes a motion to approve the continuance.

Member Brooks seconds the motion.

**All in favor 4-0. Motion carries.**

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**Petition #1: Remede Wellness, 791 W. Bridge Street, Morrisville, PA 19067; TMP #13-028-082; Zoned: HC. Requesting a dimensional variance to allow the installation of a wall sign which is approximately 87.34 sq. ft. where 32 sq. ft. is the maximum allowed. Section 209-45.Q(5)(b).**

Atty. Bidlingmaier marks ZHB Exhibits 1-5 and Applicant Exhibit A-1 (proof of neighbor notification).

Michael Meginniss, Esquire, presents the application and states Remede Wellness operates a gym and wellness center at this location. The building is irregularly shaped; the front door is not facing Lincoln Highway. We are proposing the sign to be located on the side of the building. The zoning does not allow for larger than 32 sq. ft. There are no freestanding signs on site; this would be the only signage for the business.

Greg Berger (operations officer for Remede) testifies as to the business, the need for the sign, and describes the sign (no flashing lights).

No Board questions.

No public comment.

Member Brooks makes a motion the application of Remede Wellness requesting a dimensional variance from Section 209-45.Q(5)(b) of the Falls Township Zoning Ordinances be GRANTED to allow the installation of a wall sign which is approximately 87.34 sq. ft. where 32 sq. ft. is the maximum allowed at the property located at 791 W. Bridge Street, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

**All in favor 4-0. Motion carries.**

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**Petition #2: Britton Realty of Morrisville, LLC, M-Y Lane, Morrisville, PA 19067; TMP #13-028-077; Zoned: HI. Requesting the following dimensional variances: Section 209-29.G and Table 5 -- for construction of a building to permit a front yard setback of 52.67 feet instead of the required 100 feet; and Section 209-29.H(1) -- to allow parking to be 5 ft. from the street line instead of the required 30 ft.**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5 and Applicant Exhibit A-1 (proof of neighbor notification)

Dan Carr (V.P./ General Manager of Britton) and Heath Dumack (Dumack Engineering) are sworn in.

Michael Meginniss, Esquire, presents the application and states this application relates to the replacing of a building which was destroyed by fire. The relocation of the structure is a bit closer to M-Y Lane than the other structure and because of this, it is necessitating the two variances we are seeking.

Dan Carr testifies and explains the property serves as our corporate headquarters as well as housing a maintenance facility. Unfortunately, the building which burned in August housed both our offices and our maintenance shop. We were able to squeeze everything into a modular unit until we can rebuild. The new building will house both the shop and the offices. The old building was in the middle of the lot; the new building will be closer to the road which will open the yard area and make more efficient use of the lot.

Atty. Meginniss states if approvals are received, we will continue through the land development phase.

No Board questions.

No public comment.

Member D’Oria makes a motion the application of Britton Realty of Morrisville, LLC requesting dimensional variances from the following sections of the Falls Township Zoning Ordinance be GRANTED to allow the construction of a building with a front yard setback of 52.67 feet instead of the required 100 feet (Section 209-29.G and Table 5) and to allow parking to be 5 ft. from the street line instead of the required 30 ft. (Section 209-29.H (1)) at the property located at M-Y Lane, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Molle seconds the motion.

**All in favor 4-0. Motion carries.**

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**Hearing adjourned 7:22 p.m.**