

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

REVISED 10/25/22

DATE: November 9, 2022
TIME: 7:00 p.m.
PLACE: Falls Township Municipal Complex, 188 Lincoln Hwy, Public Meeting Room,
Fairless Hills, PA 19030

Petition #1: Jared Persson, 400 Alden Avenue, Morrisville, PA 19067; TMP #13-030-317; Zoned: NCR. Requesting dimensional variance to allow second story addition to encroach into the 10 ft. side yard setback. Section 209-20 and Table 1.

Petition #2: NP Falls Township Industrial, LLC, (CONT'D FROM 10/11/22) One Ben Fairless Drive, Fairless Hills, PA 19030; TMP 13-051-001; Zoned: MPM. Requesting a dimensional variance to permit building coverage of 41.21% where a maximum of 40% is otherwise allowed. Section 209.30.D, Table 5)

Petition #3: Britton Realty of Morrisville, LLC, (CONT'D FROM 10/11/22) 835 West Bridge Street, Morrisville, PA 19067, TMP 13-028-081, Zoned: HC. Requesting a dimensional and use variance to permit a warehouse in the HC District; **Section 209-23.B**; to not require parking areas to be paved with a dust-free all weather surface; **Section 209-42.H.(22)(a)** and to permit 50 parking spaces instead of the required 57 spaces. **Sections 209-42.H (7) and 209-2.H.(22)(B)[1]**.

Petition #4: Oak Village at New Falls Road, LLC (CONT'D FROM 8/9/22) 9175 New Falls Road, Levittown, PA 19054; TMP #13-020-168; Zoned: NC. Requesting the following variances to construct a multi-family residential development with parking: Section 209-22.B -- a use variance to allow a multi-family dwelling within a neighborhood commercial district; and Section 209-22.D – to permit a building and/or structure height in excess of 25 feet which is the maximum permitted in the neighborhood commercial district.

Petition #5: NSE Pennsylvania, LLC, 203 Lincoln Highway, Units 6 and 7, Fairless Hills, PA 19030; TMP #13-003-018; Zoned: HC. Requesting the following: **Section 209-23.C(6)** a Special Exception to permit the operation of a medical marijuana dispensary in the existing vacant storefront in the shopping center; and **Section 209-23.C(6)(c)** a variance because the proposed location is within 1,000 feet of a residentially zoned property