

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** January 9, 2024  
**TIME:** 7:00 p.m.  
**PLACE:** Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047

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**REORGANIZATION OF THE BOARD**

**Petition #1: Jonas Moulic**, 38 Poplar Lane, Levittown, PA 19054; TMP #13-041-121; Zoned: NCR. Requesting a dimensional variance to construct a sunroom which exceeds the allowable impervious surface coverage. Section 209-20.F and Table 1.

**Petition #2: Lawrence Pontrelli**, 60 Burgess Avenue, Morrisville, PA 19067; TMP #13-038-028; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. fence along Hamilton Avenue. Section 209-37.C(2).

**Petition #3: Waste Gas Fabricating Co., Inc.**, 450 Newbold Road, Fairless Hills, PA 19030; TMP #13-028-088-002; Zoned: PIP. Requesting a dimensional variance to permit an impervious surface ratio of 71% to add additional parking spaces. Section 209-28.F and Table 5.

**Petition #4: Jennifer Gage and James Pelissero**, 8025 Mill Creek Parkway, Levittown, PA 19054; TMP #13-042-320; Zoned: NC. Requesting the following dimensional variances for a fast food restaurant: **Section 209-22.F** – to not require the first 20 ft. from the street line to be landscaped; **Section 209-23.E.(8)(a)[1]** – to not require a drive-thru bypass lane; **Section 209-34.E & K**; **Section 209-48.3.L.(1)** – to permit an accessory use to be located within the front yard and to have a front yard setback of 19.18 ft. where 70 ft. is otherwise required; **Section 209-42.B.(1)** – to not require a 10 ft. wide planting area between the off-street parking areas and any lot line or street line; **Section 209-42.H.(26)** – to allow 28 parking spaces where 36 spaces would otherwise be required; **Section 209-42.I** – to not require a designated space/area for loading and unloading; **Section 209-48.3.L.(2)** – to permit an outdoor dining area within 250 ft. of a residential use where 500 ft. would otherwise be required.

**Petition #5: Brian Brzezinski**, 654 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-231; Zoned: HC. Requesting the following variances: **Section 209-23.B** – to permit an apartment/condominium use (with maximum building height of 50 feet); **Section 209, Table 4 --** To permit a front yard setback of 61.85 feet along Trenton Avenue and a front yard setback of 80.75 feet along Lincoln Highway instead of the required 100 feet. The latter request is a reduction in an existing non-conformity (existing front yard set-back along Lincoln Highway is 35.53 feet); To not require a 25-foot buffer along a residential district; To permit a maximum impervious surface coverage ratio of 76.43% where a maximum allowable is 70%; **Section 209-23.H(2)** – To permit the parking area to be 3.58 feet from property line instead of the required 10 feet and 9.85 feet from any street line instead of the required 30 feet; **Section 209-38.1.E(2)** – To not require a buffer yard along the NCR district (existing non-conformity); **Section 209-42.B(1)** To not require the clustered planting of dense plant material not less than four feet in height and 10 feet in width between the off-street parking areas and any lot line; and **Section 209-42.H.(2)(a)[1] and [4]** – To permit 192 parking spaces instead of the required 264 spaces, with up to 85 of those spaces placed in reserve.