

## AGENDA

The Falls Township Zoning Hearing Board will hear the following petitions on Tuesday, **November 13, 2014 at 7:00 p.m.** at the Falls Township Municipal Complex, 188 Lincoln Highway, Fairless Hills, PA 19030.

**Petition #1: (CONT'D FROM 9/9/14 and 10/14/14) Buckingham Retail Properties, LLC, West Trenton Avenue and Pine Grove Road (Rte. 13), Morrisville, PA 19067; TMP #13-028-028; Zoned: HC. Seeking variances for front yard setbacks, parking setbacks, minimum distances between service stations, full service pump requirements, and signs, and a special exception for maximum freestanding sign area, for a proposed commercial use to include a Wawa convenience store with gasoline pumps, a Rite Aid Pharmacy, and a convenience restaurant. Relief is requested from the following sections of the Falls Township Zoning Ordinance: 209-23.G, 209-23.H.(1), 209-23.H.(2), 209-34.E., 209-50.F.(1)(a), 209-50.F.(1)(g)[9], 209-45.E.(7)(b)[3], 209-45.I.(2)(d)[2][a], 209-45.I.(2)(d)[2][d][i][A], 209-45.I.(2)(d)[2][d][v], 209-45.I.(2)(d)[2][d][vi], and Table 4.**

**Petition #2: U.S. Venture, Inc. (Silvi Concrete), 355 Newbold Road, Fairless Hills, PA 19030 for variances from the following sections of the Falls Township Zoning Ordinance to operate a public compressed natural gas (CNG) fueling facility, in the PIP – Planned Industrial Park District and the FM – Farming and Mining District: Section 209-26.B. to permit a parking lot for employees as a permitted use in the FM District; Section 209, Table 5 to permit the parking lot to be located within 3.5 feet of Lots 3 and 4, and to straddle the lot line between Lots 1 and 2; A revision of the February 28, 2014 ZHB decision to correct the zoning district from FM to PIP and change the section from which relief was granted; Section 209-28.F. and Table 5 to permit the parking lot to be located within 3.5 feet of Lots 3 and 4, and to straddle the lot line between Lots 1 and 2; Section 209-28.F. and Table 5 to reduce the lot area of Lot 2 from 6.4 net acres to 5.77 net acres; Section 209-28.F. and Table 5 to exceed the maximum impervious coverage; Section 209-43.1.c.(3) to permit a driveway which varies from 30' to 34' wide; Section 209-28.F. and Table 5 to reduce the front yard setback for the canopy to 14' from the ultimate right-of-way, to reduce the side yard setback to 68.5' from Lot 2, and to permit a compressor compound to straddle the Lot 3 and Lot 4 property line; Section 209-28.F. and Table 5 to permit a minimum lot area of 0.63 net acres; Section 209-28.F. and Table 5 to exceed the maximum impervious lot coverage; Section 209-42.B.(1) to permit the vegetation that currently exists rather than planting and maintaining a lawn area, and to eliminate the planting requirement between the employee parking lot and the proposed CNG station; Section 209-42.H.(15) to eliminate the required parking for a service station; Section 209-42.I. to eliminate the required off-street loading; Section 209-26.B. to permit a public CNG fueling station as a permitted use in the FM District; Section 209-28.F. and Table 5 to permit the construction of a canopy and a compressor compound in the front yard setback, and to allow a compressor compound to straddle the Lot 3 and Lot 4 property line; Section 209-28.F. and Table 5 to permit a minimum net lot area of 1.18 acres; Section 209, Table 5 to exceed the maximum impervious coverage; Section 209-43.1.C.(3) to permit an open driveway which is more than 30' at the straight portion; Section 209-42.B.(1) to permit the vegetation that currently exists adjacent to Newbold Road to remain; Section 209-42.H.(15) to eliminate the required parking for a service station; and Section 209-42.I to eliminate the required off-street loading.**