

**FALLS TOWNSHIP
ZONING HEARING BOARD
NOVEMBER 10, 2016**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:40 p.m.

Members present: Brooks, Henderson, Miles, Powers

Members absent: Molle

Also present: Thomas Bennett, Zoning Officer / CCEO; Ed Neubauer, Code Enforcement Officer; Keith Bidlingmaier, Esquire, ZHB Solicitor; Karen Browndorf, Court Stenographer

Extension letter request – Cellco Partnership d/b/a Verizon Wireless, 149 Fallsington-Tullytown Road, Levittown, PA 19054

Nicholas Cucé, Esquire presents the request. We received approvals last year for the construction of the cell tower. The decision was dated December 21, 2015. We are in the process of going through land development with the Township. In an abundance of caution we are requesting this extension of time for our approvals to allow us to go through the land development process and are requesting a 12 month extension.

Member Powers makes a motion to extend by 12 months the decision issued on December 15, 2015 to Cellco Partnership d/b/a Verizon Wireless, 149 Fallsington-Tullytown Road, Levittown, PA 19054.

Member Miles seconds the motion.

All in favor 4-0. Motion carries. Extension request granted for one year.

Petition #5: Falls Township Fire Company #1, 310 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-081; Zoned: IN. Requesting a use variance to operate a container service in the rear yard. Section 209-20.1.

Chairman Henderson states that the petitioner has requested a continuance until next month to hear this application.

Member Powers makes a motion that the petition of Falls Township Fire Company #1, 310 Yardley Avenue, be continued until December 13, 2016 at 7:00 p.m.

Member Brooks seconds the motion.

All in favor 4-0. Motion carries. Petition continued until December 13, 2016 at 7:00 p.m.

Petition #1: Darren and Shelley Wilson, 9 Elbow Lane, Morrisville, PA 19067; TMP #13-054-123; Zoned: NCR. Requesting dimensional variances to construct additions which encroach into the side yard setbacks. Section 209-20.E and Table 1.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Darren Wilson presents the application. On the side of our house, we have a porch which is quite useless. We would like to enclose the porch to increase our kitchen size. The porch currently is 6 ft. off the property line. We would like to extend it back and not go any further past the 6 ft. The other variance regards the back of the

house where we are pushing out from the back of the house to build a bedroom. To do so, we are keeping in line with the house on that side which doesn't meet the side yard setback either.

Member Power asks about the non-conforming lot / building and Mr. Bennett explains the issue.

Member Miles confirms that they are not going passed the current side yard

No other Board questions.

Public Comment

Robert Krimetz, 199 Simons Drive, takes a look at the plan.

Tracy Miller, architect for the project. The extension that Mr. Wilson was talking about is already on the plans. That porch is 6 ft. and we are going up to 9 or 10 ft. front to back.

Mr. Bennett states that they still have over 1500 sq. ft. of impervious surface coverage.

No more public comment.

Member Brooks makes a motion that the application of Darren and Shelley Wilson for the dimensional variances from Section 209.20(E) and Table 1 of the Falls Township Zoning Ordinance be GRANTED to construct additions which encroach into the side yard setbacks at the property located at 9 Elbow Lane, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Miles seconds the motion.

All in favor 4-0. Motion carries.

Petition #2: Dale Walton, Jr., 111 S. Queen Anne Drive, Fairless Hills, PA 19030; TMP #13-015-010; Zoned: NCR. Requesting a dimensional variance to construct an addition which exceeds the allowable maximum impervious coverage. Section 209-20.E and Table 1.

Atty. Bidlingmaier marks Exhibits ZHB 1 – 8.

Dale Walton presents the application. We are trying to fill in the back corner of our house with a master bedroom, bathroom and a closet.

Member Miles clarifies that the shed will be removed.

No public comment.

Member Powers makes a motion that the application of Dale R. Walton, Jr. for a dimensional variance from Section 209.20.E and Table 1 of the Falls Township Zoning Ordinance be GRANTED to construct an addition which exceeds the allowable maximum impervious coverage of the property located at 111 S. Queen Anne Drive, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Brooks seconds the motion.

All in favor 4-0. Motion carries.

Petition #3: Dana Milburn, 231 Liberty Drive, Langhorne, PA 19047; TMP #13-001-044; Zoned: HR-TH. Requesting a dimensional variance to construct a deck which encroaches into the rear yard setback. Section 209-16.1 and Table 2A.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

Dana Milburn presents the application. I would like to replace and extend the deck off the first floor. The deck is 30 years old and is unsafe.

Member Brooks asks if the homeowner's association approved the deck.

Ms. Milburn states yes, she sent the letter to the Township.

No public comment.

Member Miles makes a motion that the application of Dana Milburn for a dimensional variance from Section 209-16.1 and Table 2A of the Falls Township Zoning Ordinance be GRANTED to construct a deck which encroaches into the rear yard setback at the property located at 231 Liberty Drive, Langhorne, PA 19047, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Powers seconds the motion.

All in favor 4-0. Motion carries.

Petition #4: Greg's RV Services, 225 Lincoln Highway, Bldg, E., Ste. 4-C, Fairless Hills, PA 19030; TMP #13-003-016-001; Zoned: OIP. Requesting a use variance to allow repair and service of recreational vehicles. Section 209-32.1.B(2)(c).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7 and Applicants Ex. A-1 (proof of neighbor notification).

Thomas Hecker, Esquire, presents the application. The applicant is requesting a use variance to allow minor repairs in the building.

Bill Koelewyn, general manager of 225 Lincoln Highway, states he is responsible for leasing and operating the business. In response to questions by Atty. Hecker, Mr. Koelewyn testifies the main building (Building E) is where Commercial Trailer Leasing is located. Other uses within this building are James River Carpentry (cabinet making), Specialty Steel (steel fabricator), New Harvest Transportation (RV camper parking and people who park their boats). It is similar to what Greg's RV Services would like to do.

Dennis Greg Lake, applicant, in response to questions by Atty. Hecker states that his company does minor structural repairs, appliance repairs and routine maintenance on the units. We do not do engine or chassis work – no painting or body work. Plumbing, electrical, and appliance work are all performed within the RV. We would have 6 employees. We would service about 2 or 3 RVs a day. I believe the use is compatible to the uses in the building.

Member Miles asks if there is any welding.

Mr. Lake responds very minimal.

No public comment.

Member Brooks makes a motion that the application of Greg's RV Services for a use variance from Section 209-32.1.B.(2)(c) of the Falls Township Zoning Ordinance be GRANTED to allow repair and service of

recreational vehicles at the property located at 225 Lincoln Highway, Bldg. E, Ste. 4C, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Powers seconds the motion.

All in favor 4-0. Motion carries.

Hearing adjourned 7:40.