

**FALLS TOWNSHIP
ZONING HEARING BOARD
NOVEMBER 12, 2019**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:17 p.m.

Members present: Al Brooks, Scott D’Oria, Colin Henderson (Alt), Dan Miles, Doug Molle

Members absent: Bill Kiernan

Also present: Matthew Takita, AIA, MCP, Zoning Officer; Ed Neubauer, Code Enforcement Officer; Joseph Jones, (Jones Engineering Associates) Township Engineer; Keith Bidlingmaier, ZHB Solicitor; Karen Browndorf, Court Stenographer

Petition #1: Toni Battiste, 218 Glouster Road, Fairless Hills, PA 19030; TMP #13-016-246; Zoned: NCR. Requesting dimensional variances to install a generator which encroaches into the side yard setback and minimum distance from the main building. Sections 209-20.C, 209-34.C and Table 1.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7 and Applicant Exhibit A-1.

Toni Battiste begins by explaining Applicant Exhibit A-1 showing where the generator will be placed, her neighbor’s letter stating they have no issue with the generator and pictures showing the dead trees over the power lines (why she needs a generator). She also explains the medical reasons why it’s important to be able to have electricity should the power go out.

Member Henderson asks if PECO had been contacted to remove the trees.

Ms. Battiste states that they removed some, but they won’t remove the remainder unless they are directly impacting their lines.

Member D’Oria asks if there is enough gas load.

Ms. Battiste states that PECO has given approval and will be replacing the current meter with a bigger meter.

Member Brooks asks if the generator can go in back yard (no – sewer, hot tub and windows) and how far from the neighbor’s house (10 ft. to his house plus an additional 1 or 2 ft. off my property line).

No other Board questions.

No public comment.

Member D’Oria makes a motion that the application of Toni Battiste requesting dimensional variances from Sections 209-20.C, 202-34.C and Table 1 of the Falls Township Zoning Ordinance be GRANTED to install a generator which encroaches into the side yard setback and minimum distance from the main building at the property located at 218 Glouster Road, Fairless Hills, PA 19030, 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 5-0. Motion carries.

Petition #2: Jefferson Health – Bucks, 380 N. Oxford Valley Road, Langhorne, PA 19047; TMP #13-004-297; Zoning: IN. Requesting a use variance to install one 30,000 gallon above ground diesel fuel storage tank. Section 209-20.1(C).

Atty. Bidlingmaier marks ZHB Exhibits 1 – 6 and Applicant Ex. A-1 (proof of neighbor notification).

Kimberly Fasnacht, Project Manager, presents the application. Jefferson Hospital is proposing to put in a 30,000 gallon above ground storage tank, which will replace the two underground tanks on the south end of the hospital, near the existing mechanical area. The underground tanks will be abandoned in place, and we are proposing pier foundations which allow these to be inground; the foundations will not skewer anything with the existing tanks that are in there. We are proposing a 12 ft. high galvanized steel screening to go around the entire enclosure which would match the existing mechanical enclosure. We are proposing some screening along the bottom.

Member Molle asks if this is for a back up generator (yes), how big in diameter and how high (10.5 ft. in diameter and less than 12 ft. high).

Member Brooks asks what material would fill the abandoned underground tanks (concrete).

Member D’Oria asks if the proposed tank is double walled (yes, with an inspection every 30 days, with notification information on the tanks should there be a leak).

No public comment.

Member D’Oria makes a motion that the application of Jefferson Health – Bucks requesting a use variance from Section 209-20.1(C) of the Falls Township Zoning Ordinance be GRANTED to install one 30,000 gallon above ground diesel fuel storage tank at the property located at 380 N. Oxford Valley Road, Langhorne, PA 19047, 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 5-0. Motion carries.

Hearing adjourned 7:17 p.m.