

## **NOTICE OF MEETING FALLS TOWNSHIP ZONING HEARING BOARD**

Notice is hereby given that the Falls Township Zoning Hearing Board will hold a public meeting on Tuesday, October 13, 2020 at 7:00 P.M. remotely via Zoom to consider the following application for appeals and/or variances from the Falls Township Zoning Ordinances. (Details to attend the virtual meeting are found below.)

The public may participate in the meeting by joining the Zoom meeting as outlined below:

The meeting will be streamed on the Township's website at [www.fallstwp.com](http://www.fallstwp.com) and the Township's YouTube page. Both of those streams will be up to 30 seconds behind the meeting happening within Zoom.

The meeting will be on the Governmental Channel Comcast Channel 22 and Verizon Channel 40. This broadcast will appear in real time.

Anyone desiring to participate in the Zoning Hearing Board meeting is encouraged to call or log into the meeting prior to the 7:00 start time.

***Petition #1:*** Theresa Keeny, 6 Timber Lane, Levittown, PA 19054; TMP #13-023-454; Zoned: NCR. Requesting a dimensional variance to erect an addition which encroaches into the side yard setback of 10 ft. Section 209-20.F and Table 1.

***Petition #2:*** Ashley Piskorski, 297 Thornridge Drive, Levittown, PA 19054; TMP #13-023-200; Zoned: NCR. Requesting a dimensional variance to erect a shed within the secondary front yard setback. Sections 209-34.E, 209-20.F and Table 1.

***Petition #3:*** Joseph McHugh, 813 Fairfield Road, Fairless Hills, PA 19030; TMP #13-016-587; Zoned: NCR. Requesting a dimensional variance to erect an addition which encroaches into the side yard setback of 10 ft. Section 209-20.F and Table 1.

***Petition #4:*** Cellco Partnership d/b/a Verizon Wireless, CONT'D FROM 9/8/20 -- 400 N. Oxford Valley Road, Langhorne, PA 19047; TMP #13-003-031; Zoned: HC. Requesting an appeal of the determination of zoning officer denying zoning permit application for proposed non-tower based WCF on rooftop. Section 209-50.2.C(18), Section 209-50.2.F.(1)(a) and 209-75.

**Petition #5:** Wawa, Inc., 549 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-028-028; Zoned: HC. Requesting dimensional variances to permit three wall signs on the Wawa Drive Thru building and one directional sign at the West Trenton Avenue driveway access. Section 209-45.E(18)(a) and (c) and Section 209-45.Q(5)(a) and (b).

**Petition #6:** USS Real Estate, Keystone Industrial Port Complex, Fairless Hills, PA 19030; TMP #13-051-001; Zoned: MPM. Requesting dimensional variances for the impervious surface ratio, minimum lot frontage, minimum lot width and minimum front yard requirements to facilitate subdivision of a 28.85 acre parcel. Sections 209-30.D and Table 5.

**Join Zoom Meeting:**

The meeting link - <https://us02web.zoom.us/j/4209459063>

The Meeting ID will be - 4209459063

This will be the public dialing phone number - +1 929 205 6099

Interested members of the public may also email comments to [m.takita@fallstwp.com](mailto:m.takita@fallstwp.com), or mail public comments to Matthew K. Takita at 188 Lincoln Highway, Fairless Hills, PA 19030. If any member of the public is requesting party status to the application or requires an accommodation to participate in the public hearing, please contact the Township as outlined above at least five (5) days prior to the public hearing.

The Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person “affected” by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal is affected and should qualify as a party. Ultimately, the ZHB makes the party status determination after reviewing the request.