

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, December 8, 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 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.

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

Petition #1: Kathleen and Robert Mannon, 46 Main Street, Fallsington, PA 19054; TMP #13-020-282; Zoned: HD. Requesting a dimensional variance to construct a 54 inch fence within the secondary front yard of Old Locust Avenue. Section 209-37.C(2).

Petition #2: Stephen Conkey, 2 Linden Lane, Levittown, PA 19054; TMP #13-041-301; Zoned: NCR. Requesting a dimensional variance for a fence in the secondary front yard. Section 209-37.C(2).

Petition #3: KA at Fairless Hills, LP, 500 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-109; Zoned: HC. Requesting the following dimensional variances to permit the construction of a 5,585 sq. ft. convenience store with 8 multi-product fuel dispensers: Lot A (Wawa Convenience Store with Fuel Dispensing Facilities): Section 209-23.G and 209-23.H(2) -- to permit impervious coverage of 83.5% within the HC District rather than the maximum permitted impervious coverage of 70%; and to permit parking 0 ft. adjacent to a lot line

rather than the required 10 ft. Section 209-34.E – to permit an accessory fuel pump canopy within a front yard area rather than in the side or rear yard as required. Section 209-45.Q(5)(b) and 209-45.Q(6)(b)[1] – to permit one wall sign of 67.71 sq. ft. and one wall sign of 36.85 sq. ft. rather than the maximum permitted of 32 sq. ft.; and to permit canopy signs to be internally illuminated rather than the required external illumination. Section 209-50.G(1)(a) and (c) – to permit 315 ft. between motor vehicle fueling stations rather than the required 500 ft.; to permit trash facilities to be located outside of a building; and to permit air pumps 21 ft. from the ultimate right-of-way rather than the required 50 ft. Lot B (Existing Shopping Center): Section 209-24.F and 209-24.G(2) – to permit maximum impervious coverage of 89.2% within the SC district rather than the maximum permitted of 75%; to permit maximum building coverage of 33.5% within the SC district rather than the maximum permitted of 30%; and to permit parking 0 ft. adjacent to a lot line within the SC district rather than the required 50 ft. Section 209-42.H(12) – to permit 650 parking spaces for a shopping center use rather than the required 1,100 parking spaces. Lots A and B: Section 209-42.B(1) – to not provide clustered plantings 4 ft. in height and 10 ft. in width.

Petition #4: Lincoln Storage, LLC, 957 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-036. Zoned: HC. Requesting a use variance to allow a self-storage facility (Section 209-23) and the following dimensional variances: Section 209-23.H(1) – to allow more than one principal building per lot; Section 209-23.H(2) to allow parking within 30 ft. of the front yard parking setback; and Section 209-23.G to allow the building coverage to exceed the allowable maximum coverage of 30%.

Petition #5: Continuous Materials LLC, 1000 New Ford Mill Road, Morrisville, PA 19067; TMP #13-047-099 (Zoned: SL) and #13-047-128 (Zoned: HI). Requesting dimensional variances to allow the proposed building setback to be 30 ft. instead of the required 100 ft. setback. Section 209-32.C(2)(a), 209-29.G, Table 5 (Attachment 7).

Interested members of the public may also email comments to 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.