

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, January 12, 2021 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

REORGANIZATION OF THE BOARD

Petition #1: Joseph Breining, 4 North Park Lane, Levittown, PA 19054; TMP #13-027-422; Zoned: NCR. Requesting a dimensional variance for a driveway which exceeds the maximum allowable impervious coverage. Section 209-20.F and Table 1.

Petition #2: Gable Signs, 471 S. Oxford Valley Road, Fairless Hills, PA 19030; TMP #13-014-004; Zoned: SC. Requesting dimensional variances for two façade signs which exceed the allowable 32 sq. ft. area. Section 209-45.Q(5)(b).

Petition #3: Grand Affair Party Rentals, W. Trenton Avenue, Morrisville, PA 19067; TMP #13-028-026; Zoned: HR. Requesting the following dimensional variances: Section 209-16.F and Table 1A -- to permit a front yard setback of 11.69 ft. where 14.89 ft. is existing and

25 ft. is required; to allow for increased impervious surface of 73.67% where 45% is required; to allow for building coverage ratio of 33.15% where 30% is allowed; Section 209-38.1 -- to not require buffer yards abutting the neighboring HC district or apartment complex to the rear of the property; and Section 209-42.H(22)(b)[1] -- to permit 5 parking spaces where 9 spaces would otherwise be required

Petition #4: Pet Meadow LLC, 6 Steel Road East, Morrisville, PA 19067; TMP #13-047-147; Zoned: HI. Requesting a use variance for a pet cremation business. Section 209-29.B.

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.