

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, February 9, 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

Petition #1: Pratik Patel, 305 Stanwood Road, Fairless Hills, PA 19030; TMP #13-019-047; Zoned: NCR. Requesting dimensional variances to erect a fence in the secondary front yard and a shed which does not meet the front yard setback. Section 209-37.C(1) and 209-34.E.

Petition #2: Stacey Vares and Bryan Miller, 54 Peartree Lane, Levittown, PA 19054; TMP #13-041-054; Zoned: NCR. Requesting dimensional variances for a shed which encroaches into the rear yard setback and for the shed and hot tub which is over the allowable impervious surface coverage. Section 209-20.F, Table 1.

Petition #3: Jacqueline K. Passarelli, 224 Andover Road, Fairless Hills, PA 19030; TMP #13-004-230; Zoned: NCR. Requesting a

dimensional variance to extend an existing fence further into the secondary front yard. Section 209-37.C.

Petition #4: Falls Township Fire Co. No. 1, 310 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-081; Zoned: IN. Requesting a use variance to allow for the storage of merchandise and packing materials, packaging of orders and office space for a business. Section 209-20.1.B.

Petition #5: Cima Network, 547 West Trenton Avenue, Morrisville, PA 19067; TMP #13-028-028; Zoned: HC. Requesting dimensional variances for façade signs for Rite Aid which exceed the 35 sq. ft. maximum. Section 209-45.Q(5)B.

Petition #6: Restoration Church, Inc., 401 Pinewood Drive, Levittown, PA 19054; TMP #13-041-218.001; Zoned: IN. Requesting the following variances: Section 209-20.1.C(5) - a use variance to permit a “coffee shop” amenity to be made available not only to Applicant’s congregants but also to the community at large; Section 209-20.1.E and Table 4 - dimensional variances to construct an addition to permit a 14 ft. 5 in. setback from Lakeside Drive, where a 100 ft. setback is required and to permit a 16 ft. 9 in. setback from Pinewood Drive where a 100 ft. setback is required.

Petition #7: VCA, Inc., 183-B Bristol-Oxford Valley Road, Langhorne, PA 19047; TMP #13-004-004-004; Zoned: NC. Requesting the following variances: Section 209-45.H(1)(a)[1] - a use variance to install an off-premises sign; Section 209-45.H(3)(a) – a dimensional variance to permit sign height of 2.6 ft. where 7 ft. is minimum; and Section 209-45.H(4)(b) – to permit sign location closer than 25 ft. from property line.

Petition #8: Gloria Hunter, 300 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-035-027; Zoned: NC. Requesting a use variance to permit a Senior Personal Care Home in existing 2-story structure and proposed 2-story structure. Section 209-22.B.

Petition #9: Tyburn Road Associates, 418 Tyburn Road, Fairless Hills, PA 19030; TMP #13-028-066 and #13-028-068; Zoned: PIP. Requesting the following dimensional variances for the construction of a new warehouse and building connection to the existing building: Section 209-28.F – to permit the maximum impervious surface area of 53% where 50% is permitted; Section 209-28.G(2) – to allow parking to be located within the first 30 ft. adjacent to any street line, where the

proposed parking areas is proposed 6'8" from the legal right of way of Tyburn Road, and from the requirement that the 30 ft. area be planted and maintained in lawn area, ground cover or landscaped with evergreen shrubbery; Section 209-40 – lightings – all parking areas and walkways thereto and appurtenant passageway and driveways serving commercial, public instrumental office, industrial, apartment or other similar uses having common off-street parking and/or loading areas shall be illuminated adequately from ½ hour after sunset to ½ hour before sunrise; Section 209-42.C – from the lighting requirement of this section, where the illumination off-street parking is not proposed; Section 209-42.D and 209-42.H(22)(A) – from the surfacing and curbing requirements of these sections applicable to the proposed parking and driveway areas, where Applicant proposed to maintain a portion of the improved area as crushed stone, and does not propose curbing.

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.