

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
THURSDAY, APRIL 25, 2024**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

John J. Haney, Chairman
Colin Henderson, Vice Chairman
Brian Binney, Secretary
Daniel Everett Assistant Secretary
Mary Leszczuk, Member
David Coyne, Alternate Member
Paul Hartzell, Alternate Member
Jesse O'Brien, Alternate Member

Place: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

- Item #1:** **Sunbelt Forest Products, 400 Rock Run Road, Fairless Hills, PA 19030**
TMP #13-028-062-003; Zoned: PIP; Owner: UFP Real Estate LLC
Preliminary Land Development – Construction of a 95’ x 90’ addition, a 102’ x 82’ steel building and relocation of a 25’ x 12 tote storage area
- Item #2:** **MY Lane 1 LLC, M-Y Lane, Morrisville, PA 19030**
TMP #13-028-075-003; Zoned: LI; Owner: MY Lane 1 LLC
Preliminary / Final Land Development -- Phased bio-char manufacturing site – construction of a 20,000 sq. ft. warehouse
- Item #3:** **Nickolas, Aletheia, Nicole & John Fkiaras, 980 Trenton Road, Fairless Hills, PA 19030;** TMP #13-017-300 / #13-017-303 / #13-017-303-001; Zoned: NC;
Owner: Nickolas, Aletheia, Nicole & John Fkaias.
Waiver of Land Development – Building addition
- Item #4:** **Falls Township Fire Co. 1, 310 Yardley Avenue, Fallsington, PA 19054**
TMP #13-032-081; Zoned: IN; Owner: Falls Township Fire Co. 1
Waiver of Land Development – building additions to increase the building area by approximately 2,755.1 sq. ft.
- Item #5:** **Minutes – February 27, 2024**