

**FALLS TOWNSHIP
ZONING HEARING BOARD
JULY 9, 2024**

Hearing commenced: 7:04 p.m.

Hearing adjourned: 7:17 p.m.

Members present: Aaron Mackey, Lolain Striluk, William Kiernan

Members absent: Robert McTague, Nastasha Raisley, Chris Kilmer (Alt)

Also present: Keith Bidlingmaier, ZHB Solicitor; Diane Beri (for the Zoning Officer), Ed Neubauer, Code Enforcement; Karen Browndorf, Court Reporter

Atty. Bidlingmaier states he has received a continuance request from Bryce McGuigan, Esquire, for petition item #2 (NP Falls Township Industrial LLC, 1000 S. Pennsylvania Avenue) due to improper neighbor notification and has also granted a waiver of the time limits under the MPC.

Member Mackey makes a motion to approve continuance.

Member Kiernan seconds the motion.

Motion carries 3-0. Petition is continued until August 13, 2024.

Petition #1: Susan Snipes-Wells, 890 W. Bridge Street, Morrisville, PA 19067; TMP #13-028-030; Zoned: CR. Requesting a use variance to allow storage of landscaping material and tools and to house paving equipment. Section 209-25.B.

Susan Snipes-Wells is sworn in.

Atty. Bidlingmaier marks ZHB Exhibit 1 – 7 (Ex. 7 neighbor notification)

Susan Snipes-Wells presents the application stating they want a variance for two tenants. One tenant operated on the property previously, but their license lapsed. We are requesting the use for the landscaping business. Snipes Farms has had landscaping equipment on the property for over 60 years; now we have a tenant doing this type of business. The other tenant is a paving company who wants to park their vehicles and trucks on the farm. They use about .1 acre of property on an already paved area. The location of both tenants butts up to Rte. 1 so there are no neighbor issues.

Member Kiernan asks if the two tenants have their business license.

Ms. Snipes-Wells states they have applied for their business license and were denied because they needed a use variance to operate.

Member Mackey asks if the applicant would agree to stipulate that the uses, if approved, would stay in these locations at the property and not apply to other areas within the large parcel.

Ms. Snipes-Wells states yes, she would agree. This is on the footprint of what was the garden center which operated there for 60 years. We see that as the area where we have equipment. Otherwise, we are farming, and an adjacent parcel is a golf facility.

No public comment.

Member Mackey makes a motion the application of Susan Snipes-Wells requesting a use variance from Section 209-25.B of the Falls Township Zoning Ordinances be GRANTED to allow storage of landscaping materials and tools and to house paving equipment at the property located at 890 W. Bridge Street, Morrisville, PA 19067, as depicted on the plans and in

accordance with the testimony of the Zoning Hearing Board, subject to the following conditions the approval be restricted to the portions as indicated on No. 2 and No. 3 on the Exhibit 3 occupied by Foraker Landscaping and American Paving Contractors, to which the applicant agrees.

Member Kiernan seconds the motion.

All in favor 3-0. Motion carries.

Hearing adjourned 7:17 p.m.