

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**AGENDA**

**DATE:** *TUESDAY, NOVEMBER 19, 2024*  
**TIME:** *7:00 p.m.*  
**PLACE:** *Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047*

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**Petition #1:** **Sean Little and Danielle Presner**, 3 Pensive Lane, Levittown, PA 19054; TMP #13-025-213; Zoned: NCR. Requesting a dimensional variance for a 6 ft. solid fence in the secondary front yard. Section 209-45.C(2).

**Petition #2:** **NP Falls Township Industrial, LLC**, 600 Ben Fairless Drive, Fairless Hills, PA 19030; TMP #13-051-001-034; Zoned: MPM. Requesting dimensional variances for the continued construction of a 1,035,703 sq. ft/ industrial building; **Section 209-30.D** – to allow an accessory structure within the 100 ft. front yard setback; and **Section 209-42.E** – to permit a wider than thirty foot driveway width from street line to permit a wider driveway entrance into the site for maneuverability.

**Petition #3:** **Lower Bucks Homebuilders, LLC**, Fallsington-Tullytown Road, Levittown, PA 19054; TMP #13-042-342 through #13-042-359; Zoned: NC. Requesting the following variances for the construction of six contractor garages ranging from 4,725 sq. ft. to 5,625 sq. ft. in conjunction with the consolidation of the numerous lots: **Section 209-22.B** – to allow contractor garage as a principal use; **Section 209-22.E** -- to allow minimum front yards of 20 ft. along Fallsington-Tullytown Road and 11 ft. from Bristol Pike; to allow a maximum building coverage of 41.2%; **Section 209-22.F(2)** – to allow drive aisles within 20 ft. adjacent to street lines and without curbing; **Section 209-38.1(E)(2)** -- to remove requirement for 25 ft. buffer yards along Fallsington-Tullytown Road and Bristol Pike; and **Section 209-42.B(1)** –to remove the requirement for a 10 ft. wide landscaping strip between off-street parking areas and a lot line or street line, curbing and a designated space / area for loading and unloading.