

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**REVISED 12/4/24**

**AGENDA**

**DATE:** *TUESDAY, DECEMBER 10, 2024*  
**TIME:** *7:00 p.m.*  
**PLACE:** *Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047*

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***Extension Request – Night and Day Properties, LLC, 99 Bristol-Oxford Valley Road and 119 Trenton Road***

***Petition #1: Theresa and Darren Keeny, 6 Timber Lane, Levittown, PA 19054; TMP #13-023-454; Zoned: NCR. Requesting dimensional variances to construct an addition to allow for a front yard setback of 21 ft. 7 in. instead of the required 25 ft. and to allow the total impervious surface coverage of 3,859 sq. ft. instead of the allowable 3,589 sq. ft. Section 209-20.F and Table 1.***

***Petition #2: 14 (One) Steel Rd Morrisville, LLC, 14 N. Steel Road, Morrisville, PA 19067; TMP #13-047-155 and #13-047-156; Zoned: HI. Requesting a dimensional variance to permit a driveway width of 60 ft. when measured 55 ft. behind the curblin and 48 ft. when measured 55 ft. behind the streetline where 30 ft. maximum is otherwise required. Section 209-42.E.***

***Petition #3: 981 (Nine) Lincoln Highway Partners, LLC, 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC. Requesting the following variances: Section 209-23.B – use variance to allow a manufacturing and distribution use in the HC zoning district; and Section 209-23.G and Table 4 – dimensional variance to allow a maximum impervious surface ratio of 82.3% where 70% is otherwise allowed.***