

**FALLS TOWNSHIP
ZONING HEARING BOARD
DECEMBER 10, 2024**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:40 p.m.

Members present: William Kiernan, Aaron Mackey, Robert McTague, Lainey Striluk

Members absent: Nastasha Raisley

Also present: Keith Bidlingmaier, ZHB Solicitor; Matt Takita, Zoning Officer; Ed Neubauer, Code Enforcement; Karen Browndorf, Court Reporter

Atty. Bidlingmaier states that an extension request has been received regarding Night and Day Properties, LLC, 99 Bristol-Oxford Valley Road and 119 Trenton Road, Fairless Hills, PA 19030, requesting another year on the variances received on December 18, 2024.

Member Mackey makes a motion to approve the one-year extension request.

Member McTague seconds the motion.

All in favor 4-0.

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.

Darren Keeny gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1-8.

Mr. Keeny states the addition will be in the front of the home, both he and his wife work remotely, and they need more space to accommodate this use as well as the new baby.

Member Kiernan asks if this addition would affect neighbors.

Mr. Kenny says there are woods behind them, there are no drainage issues, and there will be gutters on both sides of the addition.

Member Mackey asks if the addition will stand out in the front (no, only about 18 inches from where the garage sits).

No public comment.

Member Mackey makes a motion the application of Theresa and Darren Keeny requesting dimensional variances from Section 209-20.F and Table 1 of the Falls Township Zoning Ordinances be GRANTED 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. at the property located at 6 Timber Lane, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member McTague seconds the motion.

All in favor 4-0. Motion carries.

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.

Sean Durkin (applicant) gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5 and Applicant Ex. A-1 (proof of neighbor notification)

Bryce McGuigan, Esquire, represents the applicant and states the applicant was before this Board earlier this year to partially consolidate the four separate lots into two lots with two warehouse structures and received variances for impervious surface relief along with certain parking relief. Today, we are here regarding Lot 2 (the smaller lot on the bottom of the plan). This Lot 2 will have a 58,000 sq. ft. structure improvement. We received variances for parking setbacks for front yard and side yard as well as total amount of off-street parking spaces. However, we missed one variance for which we are here tonight before the Board. There is a limitation on the width of a non-residential driveway of 30 ft. The driveway for this lot is 60 ft. The reason for this request is we are trying to develop this site to be accessible to semi- and double semi- traffic. This variance was missed the first time.

Mr. Durkin affirms the testimony presented by Atty. McGuigan.

No Board comment.

No public comment.

Member Mackey makes a motion the application of 14 (One) Steel Rd Morrisville requesting a dimensional variance from Section 209-42.E of the Falls Township Zoning Ordinances be GRANTED 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 at the property located at 14 N. Steel Road, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member McTague seconds the motion.

All in favor 4-0. Motion carries.

Petition #3: 981 (Nine) Lincoln Highway Partners, LLC, 981 Lincoln Highway, Morrisville, PA 19067; TMP #13-028-034; Zoned: HC. Requesting the following variances:

Michael Mormando and Douglas Pelican get sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5 and Applicant Ex. A-1 (proof of neighbor notification)

Bryce McGuigan, Esquire, represents the applicant and states the property is otherwise the home to an existing non-conforming used car business. The goal is to redevelop the property so it can be home to Mr. Mormando's existing business, FSI Industries. FSI Industries is a local business based in Falls Township at 225 Lincoln Highway. The business is the manufacture and distribution of air and liquid filtration products. Their customers are other local industrial facilities, school districts and other commercial businesses. The applicant wants to construct a new facility specifically built to house all of FSI Industries' existing operation from their current location. There will be 16 employees. The structure will be a 10,000 sq. ft. building with warehouse space and a small office to the rear. There is parking in the front with some loading areas along with parking to the rear. The lot in question is narrow and long. There are existing natural resources to the rear in the form of wetlands and some woodlands. The project will be setback compliant, it will be parking compliant, and it will respect and honor the natural resources to the rear of the property. The used car business will no longer operate at the property. This is a build from scratch project which will require land development. The applicant intends to install stormwater management controls which do not exist currently at the property. The facility would not be open to the public. The applicant is asking for two variances – one for the use and the other for maximum impervious surface and explains why the requests are being made.

Mr. Mormando affirms the testimony presented by Atty. McGuigan.

Member Mackey asks about stormwater management controls in relation to the other parcels.

Mr. Pelican explains how the stormwater management controls will work (a sub-surface basin in the rear),

Further discussion occurs regarding stormwater management.

Member Mackey asks about traffic impact.

Mr. Mormando explains there may be 12-14 cars and some delivery trucks and occasionally get tractor trailers.

Chairman Striluk asks about the hours of operation (7:00 a.m. to 3:00 p.m.), lighting around the building (yes), some traffic concerns, and asks about the business model.

No public comment.

Member Mackey makes a motion the application of 981 (Nine) Lincoln Highway Partners LLC requesting the following variances from the following sections of the Falls Township Zoning Ordinances be GRANTED for (1) Section 209-23.B – use variance to allow a manufacturing and distribution use in the HC zoning district, and (2) Section 209-23.G and Table 4 – dimensional variance to allow a maximum impervious surface ratio of 82.3% where 70% is otherwise allowed at the property located at 981 Lincoln Highway, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member McTague seconds the motion.

All in favor 4-0. Motion carries.

Hearing adjourned 7:40 p.m.