

**TOWNSHIP OF FALLS
PLANNING COMMISSION AGENDA
MARCH 25, 2025**

Salute to the Flag:

Roll Call:

Time: 7:00 p.m.

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

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

- Item #1:** **Burns & Burns, LLC, 100 Central Avenue, Fairless Hills**
TMP #13-005-097; Zoned: HC. Owner: Burns & Burns LLC
Conditional Use – seeking approval to be able to service vehicles, including mechanical, cleaning and paint accessory to Paul Burns Automotive operations. No site improvements are proposed
- Item #2:** **Laundry Properties, 316-320 W. Trenton Avenue, Morrisville**
TMP #13-035-030 / #13-035-031; Zoned: NC. Owner: Laundry Properties
Preliminary / Final Land Development – Remove 3 of the 4 existing buildings, renovate the existing building,, and construct 2 retail / residential buildings and self-storage facility with associated parking
- Item #3:** **Earle Co., 14 N. Steel Road, Morrisville, PA**
TMP 13-047-118 / 13-047-153 / 13-047-155 / 13-047-156; Zoned: HI
Owner: 14 (One) Steel Rd. Morrisville LLC
Preliminary/ Final -- Consolidation of four lots, creation of two new lots and construction of two new warehouse / distribution centers
- Item #4:** **Levittown Lanes – 8815 New Falls Road, Levittown, PA**
TMP #13-019-167, #13-019-168-001, #13-019-169; Zoned: NC / NCR. Owner: Allen and Mary Ella Episcopo
Preliminary land development – redevelopment of 3 parcels for a multi-family apartment building and associated improvements
- Item #5:** **Sill Corner, 1035-1056 Trenton Road, Fairless Hills, PA**
TMP #13-020-149 through 153; Zoned: NC / LR, Proposed Overlay
Sketch Plan – Mixed use development, consisting of two offices and 54 townhomes
- Item #6:** **Minutes from February 28, 2025**