

**FALLS TOWNSHIP  
ZONING HEARING BOARD  
MARCH 11, 2025**

Hearing commenced: 7:00 p.m. Hearing adjourned: 7:25 p.m.

Members present: Aaron Mackey, Robert McTague, Nastasha Raisley, Chris Kilmer

Members absent: William Kiernan

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

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**Petition #1: Waste Gas Fabricating Co., Inc., 450 Newbold Road, Fairless Hills, PA 19030; TMP #13-028-088-002; Zoned: PIP. Requesting the following variances: Section 209-28.F and Table 5 – to permit an impervious surface coverage of 75%; and Section 209-28.G – to permit parking spaces to be located up to 15 ft. into the ultimate right of way.**

Kyle Cloman (Waste Gas Fabricating) and Rachel Butch (Showalter & Associates) get sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1-5 and Applicant Exhibit A1 (proof of neighbor notification) and A2 (extension letter)

Mr. Cloman states he is Chairman and CEO of Waste Gas Fabricating. He gave a brief summary of the history of Waste Gas Fabricating in Falls Township beginning in 1987. They have fully built out on the property. They run three shifts. The application is to allow more parking for the three shifts. They want to push the parking lot into the ultimate right of way so parking can be on both sides instead of one side.

Member Mackey asks for a brief description of what they want to do.

Ms. Butch explains the variances and show on the plans how it will impact the site. She also explains about the right of way and stormwater management controls.

Chairman McTague makes a motion to approve with a condition that if the parking is within the PennDOT right of way, the applicant receive PennDOT approval.

Member Kilmer seconds the motion.

**All in favor 4-0. Motion carries.**

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**Petition #2: 1900 Pennsylvania Ave LLC, 1900 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-047-088-001; Zoned: RD-3. Requesting a use variance to allow boat and motor home storage on the property. Section 209-32.4.C(4).**

Atty. Bidlingmaier marks ZHB Exhibits 1 – 5 and Applicant Exhibit A-1 (proof of neighbor notification), A-2 (photos), A-3 (extension request).

Michael Meginniss, Esquire, presents the application and states the applicant has purchased the property which is zoned RD-3, which principal use is a single family dwelling. This parcel is located outside of the Keystone Trade Center. All surrounding properties are zoned HI (Heavy Industrial). This is an existing non-conforming property. Vanquish Fencing is the current occupant which will remain. The applicant is requesting to store his personal vehicles, boats and trailers at the rear of the property. The applicant will not be operating a business,

Melvin (James) Daniel gets sworn in and states he owns the property and would like to store his personal vehicles – no business involved. He is agreeable to the condition of no more than 10 vehicles, boats or trailers.

No public comment.

Member Mackey makes a motion the application of 1900 Pennsylvania Avenue LLC requesting a use variance from Section 209-32.4.C(4) of the Falls Township Zoning Ordnances be GRANTED to allow boat and motor home storage at the property located at 1900 S. Pennsylvania Avenue, Morrisville, PA 19067, as depicted on the plans and in accordance with testimony presented to the Zoning Hearing Board with the following stipulations: 1) no more than 10 vehicles, boats or trailers stored; 2) no leasing or renting of storage spaces; and 3) all storage of said vehicles, boats and trailers shall be in the rear of the property and not within the striped employee parking.

Member Raisley seconds the motion.

**All in favor 4-0. Motion carries.**

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**7:25 Hearing adjourned**