

**FALLS TOWNSHIP  
ZONING HEARING BOARD**

**Revised 4/3/25**

**AGENDA**

**DATE:** *TUESDAY, APRIL 8, 2025*  
**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 – Jennifer Gage and James Pelissero – 8025 Mill Creek Parkway, TMP #13-042-320***

***Petition #1: Brian Comisky***, 108 Blough Road, Fairless Hills, PA 19030; TMP #13-002-227; Zoned: NCR. Requesting a use variance to allow a second dwelling unit. Sections 209-5 and 209-20.B.

***Petition #2: David Potter***, 133 Yardley Avenue, Fallsington, PA 19054; TMP #13-032-040; Zoned: HD. Requesting dimensional variances to construct a barn which has a rear yard setback of 4 ft. which is less than the required 20 ft. and a side yard setback of 8 ft. which is less than the required 10 ft. Section 209-20.F and Table 1.

***Petition #3: Grocery Outlet***, 510 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-109; Zoned SC. Requesting a dimensional variance for two fascia signs which have a square footage of 216 sq. ft and 37.5 sq. ft which exceeds the allowable 32 sq. ft. for each sign. Section 209-45.Q(5)(b).