

**TOWNSHIP OF FALLS  
PLANNING COMMISSION AGENDA  
APRIL 22, 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

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- Item #1:**        **Amarok LLC (FedEx Ground), 100 River Road, Fairless Hills, PA**  
TMP #13-051-001-032; Zoned: HI; Owner: NP Keystone Bldg 1 LLC  
*Conditional Use – Install low voltage perimeter security (fence) 10 ft. high within existing fence (9,000 linear ft)*
- Item #2:**        **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 #3:**        **Halle Properties, LLC, 113 & 115 Lincoln Highway, Fairless Hills, PA**  
TMP #13-004-646 / 13-004-609 / 13-004-612 / 13-004-608 /13-004-617 / 13-005-555; Zoned: HC  
Owner: Paul Burns  
*Sketch Plan -- Demolish buildings, consolidate lots, construct net automotive repair facility and associated parking*
- Item #4:**        **Minutes from March 25, 2025**