

**FALLS TOWNSHIP
ZONING HEARING BOARD
SEPTEMBER 9, 2025**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:22 p.m.

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

Members absent: None

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

Chairman McTague states the Board has received correspondence regarding Petition #3 (Pro Group Properties) requesting a continuance until the October meeting.

Member Mackey makes a motion to approve the continuance.

Member Kilmer seconds the motion.

All in favor 5-0. Motion carries.

Petition #1: Brian Evans, 25 Angela Avenue, Morrisville, PA 19067; TMP #13-029-234; Zoned: MR. Requesting a dimensional variance for a proposed fence along Bernard Drive which exceeds 48 inches in height and shall not be a solid fence. Section 209-37.C(2).

Brian Evans gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8.

Brian Evans states he has provided a plot plan showing where the fence will be going. It is not a solid fence. It is proposed at 54 inches high rather than 48 inches high because of our big dog. The plan shows ten feet off the property line on Bernard Drive; from the front corner of the house, the fence will be installed 6 ft. back.

Chairman McTague asks Mr. Neubauer about the sight triangle. Mr. Neubauer responds there is no issue.

No Board questions.

No public comment.

Member Mackey makes a motion that the application of Brian Evans requesting a dimensional variance from Section 209-37.C(2) of the Falls Township Zoning Ordinances be GRANTED to allow a fence along Bernard Drive which exceeds 48 inches in height and shall not be a solid fence at the property located at 25 Angela Avenue, Morrisville, PA 19067, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Kilmer seconds the motion.

All in favor 5-0. Motion carries.

Petition #2: SAFStor Old Lincoln, LLC, 935 Old Lincoln Highway, Fairless Hills, PA 19030; TMP #13-028-039; Zoned: HC. Requesting dimensional variances to permit two wall signs of 110.32 sq. ft. each and to permit a freestanding sign of 72 sq. ft. Section 209-45.Q(5)(a) & (b) and Q(10)(b).

Atty. Bidlingmaier marks ZHB Exhibit 1 – 6 and Applicant Exhibit A-5 (proof of neighbor notification).

Julie Von Sprecklesen, Esquire, from Eastburn and Gray, presents the application and states the applicant is the legal owner of the property. The property is approximately 3 acres (formerly Michael's Restaurant). The property is very long and narrow and has a non-conforming lot width and lot frontage. In addition, there is an existing free-standing sign at the property which exceeds the height permitted by the ordinance (28 ft. in height) and is about 135.5 sq. ft. in sign area. The applicant has obtained zoning and land development approvals to develop the property as a self-storage unit operating under the name of Cube Smart. The applicant is proposing two sign variances. One would allow a free-standing sign. The height will comply with the ordinance (20 ft. in height), but we are requesting a variance to permit an area size of 72 sq. ft. The second variance is to allow two Cube Smart self-storage wall signs at 110.32 sq. ft. each. One sign will be located on the front of the building facing Old Lincoln Highway, and the other sign will be located on the right side of the building which faces the used car dealership. She details the booklet submitted as an exhibit.

Atty. Von Sprecklesen makes an offer of proof detailing the witness' credentials, the sign plans, the lot size as non-conforming, the need for the signs, and asks the witness to confirm the testimony and adopt it as her own.

Elizabeth Morales gets sworn in and adopts the testimony with no changes.

Member Mackey asks for further information on the surrounding signs.

Ms. Morales provides the information.

No further Board questions.

No public comment.

Member Mackey makes a motion that the application of SAFStor Old Lincoln, LLC, requesting dimensional variances from Section 209-45.Q(5)(a) & (b) and Q(10)(b) of the Falls Township Zoning Ordinances be GRANTED to permit two wall signs of 110.32 sq. ft. each and to permit a free standing sign of 72 sq. ft. at the property located at 935 Old Lincoln Highway, Fairless Hills, PA 19030 as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Raisley seconds the motion.

All in favor 5-0. Motion carries.

7:22 p.m. Hearing adjourned