

**FALLS TOWNSHIP
ZONING HEARING BOARD**

Revised 10/6/25

AGENDA

DATE: TUESDAY, OCTOBER 14, 2025
TIME: 7:00 p.m.
**PLACE: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047**

Petition #1: Sean Thornton, 229 Wyandotte Road, Fairless Hills, PA 19030; TMP #13-002-164; Zoned: NCR. Requesting a dimensional variance to allow a second driveway and apron. Section 209-43.1.E.

Petition #2: Margaret Zaporowski, 76 Vermillion Lane, Levittown, PA 19054; TMP #13-020-208; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. high solid fence with the secondary front yard of Vermont Lane. Section 209-37.C(2).

Petition #3: Daniel Hoffman, 2 Edgewood Lane, Levittown, PA 19054; TMP #13-025-094; Zoned: NCR. Requesting a dimensional variance to allow a 6 ft. high solid fence along the front yard setback of Elderberry Drive. Section 209-37.C(2).

Petition #4 NP Falls Township Industrial, LLC, 350 Bordentown Road, Morrisville, PA 19067; TMP #13-051-001-012; Zoned: MPM. Requesting dimensional variances for the following: 1) **Section 209-45.E(18)** -- to allow 7 directional signs to contain commercial messaging; 2) **Section 209-45.E(18)(a)** – to allow 7 directional signs which exceed the allowable 4 sq. ft. per sign; and 3) **Section 209-45.E(18)(b)** – to allow 7 directional signs which exceed the allowable 5 ft. in height.

Petition #5: Pro Group Properties, (CONT'D 9/9/25, 8/12/25, 7/8/25) 95 Lower Morrisville Road, Levittown, PA 19054; TMP #13-032-090; Zoned: PIP. Requesting a use variance to allow for the sale of vehicles affiliated with the business. Section 209-28.B.