

**FALLS TOWNSHIP
ZONING HEARING BOARD**

AGENDA

DATE: TUESDAY, NOVEMBER 18, 2025
TIME: 7:00 p.m.
PLACE: Middletown Township Municipal Building, Public Meeting Room,
3 Municipal Way, Langhorne, PA 19047

Petition #1: Extension Request – Night and Day Properties, 99 Bristol-Oxford Valley Road and 119 Trenton Road, Fairless Hills, PA 19030 – variances related to the construction of a 20 unit townhome community

Petition #2: Nicholas and Nicole Marinuk, 53 Vividleaf Lane, Levittown, PA 19054; TMP 13-019-478; Zoned: NCR. Requesting the following dimensional variances for an inground pool: **Section 209-20.F** – to allow the increase of impervious coverage from 35.97% to 48.00%, where 40% is allowed; **Section 209-46.A** – to allow for a 4 ft. setback from the pool coping and a 1 ft. setback from the proposed pool patio to the side property line, where a 6 ft. side yard setback is required; **Section 209-46.A** – to allow for a 5 ft. setback from the pool coping and a 2.1 ft. setback from the proposed pool patio to the rear property line, where a 6 ft. rear yard setback is required; and **Section 209-46.A** – to allow for a 4.3 ft. setback from the pool equipment pad to the side property line, where a 6 ft. side yard setback is required.

Petition #3: Kenneth Heston, 210 Pinewood Drive, Levittown, PA 19054; TMP #13-042-065; Zoned: NCR. Requesting a dimensional variance to install a 6 ft. privacy fence along the secondary front yard of Pleasant Lane. Section 209-37.C(2).