



## FALLS TOWNSHIP ZONING HEARING BOARD

### AGENDA

**DATE:** Tuesday, February 10, 2026  
**TIME:** 7:00 p.m.  
**PLACE:** Middletown Township Municipal Building, Public Meeting Room,  
3 Municipal Way, Langhorne, PA 19047

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**Petition #1:** Steven and Mariam Betesh, 226 Thornridge Drive, Levittown, PA 19054; TMP #13-024-096; Zoned: NCR. Requesting a variance for extending an existing non-conforming side yard beyond 50% of the length of the existing non-conformance. Section 209-41.

**Petition #2:** Phillip and Kristen Mauro, 1520 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP # 13-048-142 and #13-048-177; Zoned: RD-1. An appeal of the Township's determination that the current tractor-trailer repair operation constitutes a lawful continuation of a pre-existing non-conforming use. Section 209-75.

**Petition #3:** Lakeview Terrace 2023, LLC, 251 S. Olds Boulevard, Fairless Hills, PA 19030; TMP #13-014-006-001 and #13-014-006-002; Zoned: HR. Requesting the following variances in connection with twenty-eight (28) additional residential dwelling units contained within two newly constructed buildings, along with a 500 sq. ft. leasing center and a 2,500 sq. ft. indoor recreation area: 1) **Section 209-16(F)** -- to permit maximum building coverage of 20.36% whereas 15% is otherwise permitted; 2) **Section 209-16(F)** -- to permit maximum impervious coverage of 60.6% whereas 25% is otherwise permitted; 3) **Section 209-16(G)** -- to permit a total of 533 parking spaces, whereas 822 spaces are otherwise required; 4) **Section 209-16(F)** -- to not provide an outdoor active recreation area, whereas 79,000 sq. ft. is otherwise required; 5) **Section 209-16(F)** -- to provide 2,500 sq. ft. of indoor recreation area, whereas 3,160 sq. ft. is otherwise required; 6) **Section 209-16(F)** -- to provide for a 33-foot distance between buildings, whereas 50 feet is otherwise required; and 7) **Section 209-16.1(E)(1)** -- to provide a buffer yard of 8 feet, whereas 75 feet is otherwise required.