

**FALLS TOWNSHIP
ZONING HEARING BOARD
JANUARY 13, 2026**

Hearing commenced: 7:00 p.m. Hearing adjourned: 7:15 p.m.

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

Members absent: William Kiernan

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

REORGANIZATION OF THE BOARD

Chairman:	Robert McTague
Vice Chairman:	Aaron Mackey
Secretary:	Nastasha Raisley
Solicitor:	Keith J. Bidlingmaier, Esquire
Court Reporter:	Karen Browndorf
Date / Time of Meetings:	2 nd Tuesday of Month at 7:00 p.m.

Chairman McTague states the Board has received a letter of withdrawal for the Petition #3 for Lakeview Terrace 2023, LLC. Therefore, the petition will not be heard.

Petition #1: Calvary Full Gospel Church, (cont'd from 12/9/25 hearing) 676 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-017-238; Zoned: IN. Requesting the following dimensional variances: Section 209-45.F(6)(c)[3][a] – to allow the proposed message signs to exceed 30% of the total area of signs permitted; Section 209-45.O(6)(a) – to allow three freestanding signs which exceed the allowable two freestanding signs; and Section 209-45.G(6)(c)[1] – to allow a setback distance of the freestanding signs to the right-of-way which is less than 5 ft.

Atty. Bidlingmaier states that he has received a letter from the Township Solicitor, Gregory Heleniak, regarding this application. This matter was heard last month and continued so the parties could meet to discuss some issues. The letter from Atty. Heleniak was marked as Township exhibit. The letter makes some requests for stipulations should this Board approve the application.

Chichi Ahia, gets sworn in and states he is representing the Church. In response to Atty. Bidlingmaier's questions, Mr. Ahia states the Church agrees to the stipulations in Atty. Heleniak's letter.

No public comment.

Member Mackey makes a motion that the application of the Calvary Full Gospel Church requesting the following dimensional variances from the Falls Township Zoning Ordinances be GRANTED to allow 1) Section 209-45.F(6)(c)[3][a] the proposed message signs to exceed 30% of the total area of signs permitted; 2) Section 209-45.O(6)(a) three freestanding signs which exceed the allowable two freestanding signs; and 3) Section 209-45.G(6)(c)[1] a setback distance of the freestanding signs to the right-of-way which is less than 5 ft. at the property located at 676 Lincoln Highway as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board. This approval is granted subject to the following conditions with which the applicant agrees: 1) the applicant will use no images with a white background or otherwise similar bright base color and will not be utilized during twilight or evening hours or other conditions of reduced or no sunlight; and the applicant will abide by all stated regulations regarding digital signs in the Township code, including but not limited to, regulations regarding hours of operation, frequency of change and brightness.

Member Kilmer seconds the motion.

All in favor 4-0. Motion carries.

Petition #2: Dolly & Family, LLC, 957 Trenton Road, Fairless Hills, PA 19030; TMP #13-017-207; Zoned: NC. Requesting a variance for a non-conforming freestanding sign. Section 209-45.U(2).

Jason Fidishin gets sworn in.

Atty. Bidlingmaier marks Exhibits ZHB 1 – 8.

Jason Fidishin states he would like to replace an existing sign with new technology. We are raising the sign vertically 14 inches for better visibility.

Member Mackey asks if it is an electronic sign (yes).

Chairman McTague asks how long the sign will be illuminated.

Mr. Fidishin says the sign will be turned off when they are finished business – usually around 7:00 p.m. to 8:00 p.m.

Mr. Takita states for clarity, this zoning district does not allow any freestanding signs, which is the reason for the rejection.

No public comment.

Member Mackey makes a motion the application of Dolly & Family requesting a dimensional variance from Section 209-45.U(2) to allow for a non-conforming freestanding digital sign be GRANTED at the property located at 957 Trenton Road, 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 4-0. Motion carries.

7:15 p.m. Hearing adjourned