



**FALLS TOWNSHIP  
ZONING HEARING BOARD  
MARCH 10, 2026**

Hearing commenced: 7:00 p.m. Hearing adjourned: 7:20 p.m.

Members present: Robert McTague, Aaron Mackey, Chris Kilmer, Nastasha Raisley,  
William Kiernan, Donald Krier (alternate)

Members absent: None

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

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Chairman McTague begins the hearing by stating the Board has received a request from the Township requesting a continuance to the April 14, 2026 hearing for the Lakeview Terrace petition (251 S. Olds Blvd)

Member Mackey makes a motion; second by Member Kilmer.

**Motion carries 5-0. Continuance request approved**

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**Petition #1: John Piccinotti, 2 Nancia Drive, Fallsington, PA 19054; TMP #13-036-190; Zoned: MHR. Requesting a dimensional variance to construct a garage addition which encroaches into the rear yard setback. Section 209-15 and Table 1.**

John Piccinotti gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibit 1 – 6.

Mr. Piccinotti presents the application and states the garage addition is for hobbies and storage of classic cars he owns. He is requesting 22 ft. for the rear yard setback. This will not negatively impact his neighbors.

No Board questions.

No public comments.

Member Mackey makes a motion the application of John Piccinotti requesting a dimensional variance from Section 209-15 and Table 1 of the Falls Township Zoning Ordinances be GRANTED to construct a garage addition which encroaches into the rear yard setback at the property located at 2 Nancia Drive, Fallsington, PA 19054 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 (Member Krier votes on this one as one member was late). Motion carries.**

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**Petition #2: Restoration Church (Wayne Yarnall), 401 Pinewood Drive, Levittown, PA 19054; TMP #13-041-218.001; Zoned IN. Requesting a dimensional variance for a shed with a side yard setback of 5 ft. and a front yard setback of 22 ft. which is less than the required 20 ft. and 100 ft. respectively. Section 209-20.1.E, Table 4.**

Wayne Yarnall gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 8. He asks if the neighbor notification was done. Mr. Yarnall says he did notify the only adjoining property owner which was Falls Township (Pinewood Pool) but does not have a copy with him. Mr. Takita states that typically these letters are sent through to the Board of Supervisors. Atty. Bidlingmaier states the proper notice has been given.

Mr. Yarnall presents the application and states the church wants to place the 12 x 24 shed on their property next to their community garden. Our property size is unique and nowhere on the property could the shed be placed within the zoning requirements. They are trying to clean up the property and have improved it a few years back by re-doing the driveway.

Chairman McTague asks if the long side of the shed would be placed along the fence side.

Mr. Yarnall says yes.

Member Mackey asks if there are existing sheds.

Mr. Yarnall says yes, there are two sheds which will be removed when the new one is in place. These sheds are very close to the building, so we did not want to place the new shed in that location.

Member Mackey makes a motion the application of Restoration Church requesting a dimensional variance from Section 209-20.1.E, Table 4 of the Falls Township Zoning Ordinances be GRANTED to allow a shed with a side yard setback of 5 ft. and a front yard setback of 22 ft. at the property located at 401 Pinewood Drive, Levittown, PA 19054 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 (Raisley votes this petition. Motion carries.**

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7:20 p.m. Hearing adjourned