



**FALLS TOWNSHIP
ZONING HEARING BOARD
APRIL 14, 2026**

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:26 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

**Petition #1: Extension Request – Oak Village at New Falls Road, LLC – 9175 New Falls Road, Levittown, PA 19030;
TMP #13-020-168 – Multi-family residential development**

Chairman McTague states we have received a letter from Chelsea Crocker Jackman, Esquire requesting an extension for a final one-year extension of this zoning approval.

Member Mackey makes a motion to approve the extension request.

Member Kilmer seconds the motion.

All in favor 4-1 (Kiernan dissenting). Motion carries.

**Petition #3: Lakeview Terrace 2023, LLC, (Cont'd from 3/10/26) -- 251 S. Olds Boulevard, Fairless Hills, PA 19030;
TMP #13-014-006-001 and #13-014-006-002; Zoned: HR. Requesting 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**

Chairman McTague states we are in receipt of an email from Matthew McHugh, Esquire (representing the applicant) as well as the Township solicitor requesting a continuance of this petition until the May 12, 2026 hearing.

Member Mackey makes a motion to approve the continuance request.

Member Raisley seconds the motion.

All in favor 5-0. Motion carries.

**Petition #1: Bushra Hussain , 704 Warwick Road, Fairless Hills, PA 19030; TMP #13-018-097; Zoned: NCR.
Requesting a dimensional variance to allow a fence in the secondary front yard along Elford Road. Section 209-37.C.**

Tom D'Agostino gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1-7.

Mr. D'Agostino states he is the contractor who was hired to replace the existing wood fence which had holes in it with a vinyl fence. He submitted the permit, but when receiving an email the permit was accepted, he mistakenly believed it was the approval of the permit, so the fence was installed. The white vinyl fence was installed in the exact location as the wooden fence.

Member Kiernan says it appears as if the fence is in the sight triangle.

Mr. Neubauer says he did not see a permit for the old fence. The fence is in the sight triangle for their own driveway impeding their view of people on the sidewalk.

Member Kiernan shows Mr. D'Agostino pictures taken by Mr. Neubauer showing the sight triangle issue. Member Kiernan says if this Board were to approve the fence, it would be on the condition the portion of the fence be moved to remove it from the sight triangle.

Member Mackey clarifies where the issue is (at their driveway, not the corner).

In response to Chairman McTague's question, Mr. Neubauer agrees that 10 ft. off the sidewalk might work and states he will work with the contractor to indicate where the fence should be moved back.

No further Board questions.

No public comment.

Member Mackey makes a motion the application of Bushra Hussain requesting a dimensional variance from Section 209-37.C of the Falls Township Zoning Ordinance be GRANTED to allow a fence in the secondary front yard along Elford Road at the property located at 704 Warwick Road, Fairless Hills, PA 19030 as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board with the condition the homeowner will work with the Township to ensure the fence is out of the sight triangle.

Member Kilmer seconds the motion.

All in favor 5-0. Motion carries.

Petition #2: Peter and Helen Klyuchnyk, 312 Trenton Road, Fairless Hills, PA 19030: TMP #13-006-267; Zoned: LR. Requesting a dimensional variance to increase driveway size which will increase the impervious surface coverage to 3,595 sq. ft. which exceeds the allowable 1,672.7 sq. ft. permitted. Section 209-12.D and Table 1.

Helen Klyuchnyk gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Ms. Klyuchnyk states the existing driveway is too small for the family. Trenton Road is a snow emergency route and this winter we had to use our neighbor's property to get our cars off the street. We are in close proximity to 7/11 which also increases the risk to our cars and safety. The driveway needs replacement, so we wanted to expand it. None of the neighbors are opposed to the expansion.

Member Mackey asks how much you are expanding the driveway, because it appears you were over imperious with the current driveway.

Ms. Klyuchnyk says we put an addition on our house in 2017 with no problems with zoning. When comparing the numbers with what we were allowed in 2017, she was surprised by how low the allowance was for impervious coverage.

Member Macky asks about the drainage of water now and explains the importance have having water drain naturally into the soil. Too much impervious coverage makes a standing water situation worse.

Ms. Klyuchnyk says she understands, but we have a neighbor on each side of us and then the 7/11 store and we have an open field behind us which allows for a lot of drainage. It never floods nor do we pay flood insurance.

Member Kiernan asks for clarification of how the water drains, and Ms. Klyuchnyk explains by showing details on the plan.

Public Comment

Jennifer Metzger, Falls Township resident, questions the allowable impervious coverage – she thought it was 40%. Mr. Takita explains this is zoned LR which is different than NCR which is what most residential homes are zoned.

No further public comment.

Member Raisley makes a motion the application of Peter and Helen Klyuchnyk requesting a dimensional variance from Section 209-12.D and Table 1 of the Falls Township Zoning Ordinance be GRANTED to increase driveway size which will increase the impervious surface coverage to 3,595 sq. ft. which exceeds the allowable 1,672.7 sq. ft. permitted at the property located at 312 Trenton Road, Fairless Hills, PA 19030 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. Motion carries.

7:26 p.m. Hearing adjourned