



## FALLS TOWNSHIP ZONING HEARING BOARD

### AGENDA

**DATE:** Tuesday, July 14, 2026  
**TIME:** 7:00 p.m.  
**PLACE:** Falls Township Public Meeting Room  
188 Lincoln Highway, Fairless Hills, PA 19030

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**Petition #1: Flagship Pennsylvania OPCO, LLC**, 547 W. Trenton Avenue, Morrisville, PA 19067; TMP #13-028-028-002; Zoned: HC. Requesting the following variances to allow a car wash that is permitted by conditional use: 1) **Section 209-23.E(8)(b)[2]** -- to permit 179 ft. of stacking distance/lane length with capacity for seven (7) vehicles, rather than the required 220 ft. of stacking distance/lane length with stacking for ten (10) vehicles; 2) **Section 209-34.E** -- to permit accessory structures, including vacuums, a producer, and a mat cleaner, to be located within the front yard; 3) **Section 209-42.H(21)** -- to permit each of the three access lanes for the car wash entrance to have stacking capacity for seven (7) vehicles rather than the required twelve (12) vehicles and to permit the vehicle tunnel entrance to be located at the front of the building rather than the rear of the building; 4) **Section 209-42.I** -- to permit no loading area for the car wash; 5) **Section 209-50.G(3)(a)** -- to permit car wash activities, including vacuums, pay stations, a mat cleaner, and any other activity, to not be located within an enclosed building; and 6) **Section 209-77.B** -- to permit applicant, if the dimensional zoning relief is granted by the Zoning Hearing Board, two (2) years from the date of the zoning decision to obtain a building permit, rather than the maximum permitted one (1) year.

**Petition #2: Fairless Defense LLC**, 1900 S. Pennsylvania Avenue, Morrisville, PA 19067; TMP #13-047-088-001; Zoned: RD-3. Requesting the following variances to permit the construction and use of an indoor shooting range: 1) **Section 209 – Attachment** – to permit a front yard setback of 25 ft. where 35 ft. is required; 2) **Section 209-32.4(c)4** – to permit the use in the riverfront district; 3) **Section 209-42.H(28)** – to permit 21 parking spaces for Applicant’s use when 66 parking spaces are required; and 4) **Section 209-44** – to permit a setback of 48 ft. from top of bank relative to Biles Creek.