



FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: Tuesday, August 11, 2026
TIME: 7:00 p.m.
PLACE: Falls Township Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

Petition #1: **Erdinc Karakurt**, 2 Primrose Lane, Levittown, PA 19054; TMP #13-041-074; Zoned: NCR. Requesting a dimensional variance to place a 6 ft. solid fence in the secondary front yard along Pinewood Drive. Section 209-37.C(2).

Petition #2: **Matthew Harwood**, 701 N. Lafayette Avenue, Morrisville, PA 19067; TMP #13-038-043; Zoned: NCR. Requesting a dimensional variance to widen the driveway to 25 ft. Section 209-43.1.C(3).

Petition #3: **Oksana Cheeseman**, 4 Bernard Drive, Morrisville, PA 19067; TMP #13-054-073; Zoned: NCR. Requesting a dimensional variance to place a 6 ft. solid fence in the secondary front yard along Simons Drive. Section 209-37.C(2).

Petition #4: **Lakeview Terrace 2023, LLC**, (Testimony taken at 6/9/26 and continued) -- 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.

Petition #5: **Halle Properties, LLC**, 111-115 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-004-555, 13-004-608, 13-004-609, 13-004-612, 13-004-616 and 13-004-617; Zoned: HC. Requesting the following variances to construct an approximately 7,020 sq. ft. motor vehicle repair garage: 1) **Section 209-23(G), Table 4** -- to permit a minimum front yard setback of 65 ft. whereas 100 ft. is otherwise required; 2) **Section 209-23(I)(1) and 209-42(H)(17)** -- to permit 34 proposed parking spaces whereas 81 parking spaces are otherwise required; 3) **Section 209-23(H)(2)** -- to permit a buffer of 5 ft. from the street line whereas a 30 ft. buffer is otherwise required, and a buffer of 0 ft. from the adjacent lot line, whereas a buffer of 10 ft. is otherwise required; 4) **Section 209-38(1)(E)(2)** -- to permit a buffer of 0 ft. between the proposed development and an adjacent commercial use, whereas 25 ft. buffer is otherwise required; 5) **Section 209-42(B)(1)** -- to permit parking within the planting buffer, whereas parking within the planting buffer is otherwise prohibited; and 6) **Section 209-42(F)(1)(b)** -- to permit parking within the buffer areas, whereas parking within the buffer areas are otherwise prohibited.