



TOWNSHIP OF FALLS PLANNING COMMISSION AGENDA AUGUST 25, 2026

Salute to the Flag: 7:00 p.m.

Roll Call: John J. Haney, Chairman
Mary Leszczuk, Vice Chairperson
Jesse O'Brien, Secretary
Daniel Everett, Assistant Secretary
Colin Henderson, Member
David Coyne, Alternate Member
Paul Hartzell, Alternate Member

Place: Falls Township Municipal Building, Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

- Item #1:** **Flagship Pennsylvania OPCO, LLC**, 547 W. Trenton Avenue, Morrisville, PA 19067
TMP #13-028-028-002; Zoned: HC; Owner: Morrisville Realty LLC
Conditional Use – to allow a car wash
- Item #2:** **KPK Development Company, LP**, Penn Valley Road, Fairless Hills, PA 19030
TMP # 13-013-010 / #13-013-011; Owner: KPK Development Company LP
Amended to Re-zone parcels #13-013-010 and #13-013-011 from FM (Farming)/ HI-A
(Heaving Industrial-A) to MPM (Materials Processing and Manufacturing)
- Item #3:** **Nuuly**, 700 Penn Valley Road, Fairless Hills, PA 19030
TMP #13-013-010; Zoned: MPM (proposed); Owner: KPK Development Company
Preliminary / Final Land Development – Subdivision of one lot; development of said lot
with a one million sq. ft. warehouse, parking and stormwater facilities
- Item #4:** Minutes from February 24, 2026