



FALLS TOWNSHIP ZONING HEARING BOARD

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:15 p.m.

Members present: Robert McTague, Aaron Mackey, Nastasha Raisley, Don Krier (alt)

Members absent: William Kiernan, Chris Kilmer

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

Chairman McTague states the Board has received a request to continue the Lakeview Terrace petition (#4). We need a vote to continue this matter until October 13, 2026.

Member Kiernan makes a motion to continue the Lakeview Terrace application until October 13, 2026.

Member Krier seconds the motion.

All in favor 4-0. Motion carries.

Petition #1: Craig and Denise Lesack, 219 Chilton Way, Fairless Hills, PA 19030; TMP #13-014-057; Zoned: HR. Requesting a dimensional variance to allow a deck a 6 ft. side yard setback where a 10 ft. setback is required. Section 209-16.F and Table 1A.

Craig and Denise Lesack get sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Craig Lesack presents the application and states they are trying to get a deck installed in the backyard. To comply with the zoning, the deck would be placed in the middle of the back door which is not feasible. We received a letter from Mr. Monga, the neighbor who would be impacted by the setback, which indicates he has no problem with the deck.

No Board questions.

No public comment.

Member Mackey makes a motion that the application of Craig and Denise Lesack requesting a dimensional variance from Section 209-16.F and Table 1A of the Falls Township Zoning Ordinances be GRANTED to allow a deck with a 6 ft. side yard setback where a 10 ft. setback is required at the property located at 219 Chilton Way, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member Raisley seconds the motion.

All in favor 4-0. Motion carries.

Petition #2: William and Susan Schafer, 75 Vermillion Drive, Levittown, PA 19054; TMP #13-019-249; Zoned: NCR. Requesting a dimensional variance for a proposed solid 6 ft. high fence which extends into the secondary front yard to within 5 ft. of Village Drive which is less than the originally approved location. Section 209-37.C(2).

William Schafer gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 11.

William Schafer presents the application and states we are trying to extend the fence to allow more room around the pool and have more access to the property.

Chairman McTague asks for clarification on how far the fence will be from Village Drive.

Mr. Schafer says we are requesting 5 ft. from Village Drive.

Member Mackey asks Mr. Takita about the originally approved location of the fence.

Mr. Takita says there was a permit issued for the fence where it currently exists. They are replacing the fence and moving it from where it is now.

Member Mackey asks if there is any issue with the sight triangle.

Edward Neubauer confirms there is no issue with the sight triangle.

No public comment.

Member Mackey makes a motion that the application of William and Susan Schafer requesting a dimensional variance from Section 209-37.C(2) of the Falls Township Zoning Ordinances be GRANTED to allow a solid 6 ft. high fence which extends into the secondary front yard to within 5 ft. of Village Drive which is less than the originally approved location at the property located at 75 Vermillion Drive, Levittown, PA 19054, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member McTague seconds the motion.

All in favor 4-0. Motion carries.

Petition #3: Autozone Store #10966, 320 Commerce Boulevard, Fairless Hills, PA 19030; TMP #13-003-036-003; Zoned: SC. Requesting a dimensional variance for a proposed wall sign which has an area of 182.7 sq. ft. which exceeds the allowable 32 sq. ft. in an SC district. Section 209-45.Q(5)(b).

Melissa Price (Jones Company) gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7 and Applicant Exhibit A-1 (proof of neighbor notification)

Melissa Price presents the application and states she is representing AutoZone to allow for a larger sign approved than is currently listed in the code.

Member Mackey asks if she can compare the AutoZone sign to others in the shopping center (like Best Buy).

Ms. Price says the AutoZone sign is comparable to the size of the signs in the shopping center (like the Best Buy, or Joann Fabrics). She says she does not work on this account, but is local, and was asked to attend on behalf of Matthew Clark from Jones Company. It is in line with the other signs and works with the building façade.

Mr. Takita says the square footage they provided is based on gross dimensions. These are channel letters, so they will not look as large as the gross dimensions.

No public comment.

Member Mackey makes a motion that the application of AutoZone Store #10966 requesting a dimensional variance from Section 209-45.Q(5)(b) of the Falls Township Zoning Ordinances be GRANTED to allow a wall sign having an area of 182.7 sq. ft. which exceeds the allowable 32 sq. ft. in the SC district at the property located at 320 Commerce Boulevard, Fairless Hills, PA 19030, as depicted on the plans and in accordance with the testimony presented to the Zoning Hearing Board.

Member McTague seconds the motion.

All in favor 4-0. Motion carries.

7:15 p.m. Hearing adjourned