



FALLS TOWNSHIP ZONING HEARING BOARD

AGENDA

DATE: Tuesday, October 13, 2026
TIME: 7:00 p.m.
PLACE: Falls Township Public Meeting Room
188 Lincoln Highway, Fairless Hills, PA 19030

Petition #1: Daniel Gross, 130 Orchard Drive, Levittown, PA 19054; TMP #13-019-169.002; Zoned: NCR. Requesting dimensional variances to construct a new house where the lot width is 60 ft., which is less than the required 80 ft. and a lot area of 5,842.2 sq. ft. which is less than the required 10,500 sq. ft. Section 209-20.F and Table 1.

Petition #2: Christopher and Jessica Cook, 11 Little Lane, Levittown, PA 19054; TMP #13-041-276; Zoned: NCR. Applicants appeal from the Zoning Determination and request a reasonable accommodation be granted to permit (9) unrelated disabled individuals be permitted to reside on the Property as a family; or, in the alternative, seek a variance from the definition of family set forth in Section 290-5 be provided to permit nine (9) unrelated handicapped individuals to reside on the Property as a family.

Petition #3: Joshua Walleisa, 169 Lincoln Highway, Fairless Hills, PA 19030; TMP #13-003-023; Zoned: HC. Requesting a use variance to allow truck rentals at the property. Section 209-23.B.

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.