



FALLS TOWNSHIP ZONING HEARING BOARD

Hearing commenced: 7:00 p.m.

Hearing adjourned: 7:35 p.m.

Members present: Robert McTague, Aaron Mackey, Nastasha Raisley, Chris Kilmer

Members absent: William Kiernan

Also present: Keith Bidlingmaier, ZHB Solicitor; Matthew Takita, Zoning Officer; Greg Heleniak, Esquire (Clarke, Gallagher – Twp solicitor); Ed Neubauer, Code Enforcement; Karen Browndorf, Court Reporter

Chairman McTague states with regard to Petition #2 (11 Little Lane), the Board has received an email from the applicant's attorney, Julie Bernstein, requesting a continuance until the November 10, 2026 hearing.

Member Mackey makes a motion to continue the application.

Member Raisley seconds the motion.

All in favor 4-0. Motion carries.

Chairman McTague also says that Petition #4 (Lakeview Terrace 2023 LLC) has been withdrawn by the applicant.

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.

Michael Szewczyk gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1 – 7.

Mr. Szewczyk states he is partners with Daniel Gross who was not able to attend tonight. The lot is 60 ft. wide when first built by Leeper (the original builder) which was big enough to allow a house on the parcel at that time. This is a vacant lot now, which sits between other lots on the street which have houses. Those lots are also 60 ft. wide. The house we are planning to construct would be very similar to the houses already in the neighborhood.

No other Board questions.

No public comment.

Member Mackey makes a motion that the application of Daniel Gross requesting dimensional variances from Sections 209-20.F and Table 1 of the Falls Township Zoning Ordinances be GRANTED to allow construction of a new house where the lot width is 60 ft., which is less than the required 80 ft. and a lot area is 5,842.2 sq. ft. which is less than the required 10,500 sq. ft. at the property located at 130 Orchard 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: 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.

Josh Walleisa gets sworn in.

Atty. Bidlingmaier marks ZHB Exhibits 1-9 and Applicant Exhibit A-1 (pictures provided by applicant during testimony)

Mr. Walleisa presents the application and states their business sells moving supplies. We would like to get a variance to allow the U-Haul trucks to be rented there. We would like 10 trucks if permitted; they can be parked out back so it is not an eyesore in the front. We want to know what we need to do to get this use permitted.

Chairman McTague asks if there are rental trucks there currently.

Mr. Walleisa says yes, there are two trucks parked now. He shows an aerial picture of the lot and how it would be striped.

Chairman McTague asks if they are U-Haul trucks only (yes), and if Route 1 Rentals has any trucks (no).

Greg Heleniak, Esquire, states on behalf of Falls Township he is asserting the Township's party status under the MPC for this application. He asks if the store is within an existing shopping center (yes), two other businesses (yes – Cooper Electric and the Hookah Lounge). He questions the applicant about the number of parking spaces and who uses the spaces.

Kevin Cooper (property owner) gets sworn in.

Atty. Heleniak again asks how many parking spaces in the shopping center, square footage of the shopping center, length of time Cooper has been there, gravel lot in the rear and its use (deliveries), whether he knew the use was not permitted, if there were any other areas within the township that would permit this use, use is 24/7 (applicant explains), and security concerns.

Chairman McTague asks for clarification from Matthew Takita.

Mr. Takita says the application came into the Township with both uses; the portion regarding U-Haul was denied. Regarding parking, we have not had any complaints about parking, other than the Hookah Lounge. We do have concerns regarding this U-Haul operation – if they are going to be putting trucks in there in addition to any of the customer parking if the parking would be sufficient. The parking plan submitted with the application is inadequate. We will need a surveyed plan showing all the details regarding parking.

Chairman McTague asks if there would be opposition from the Township if we limit the amount of U-Haul trucks to five parked in the rear of the building.

Atty. Heleniak says the concern is the property is already grossly under parked to begin with. It is roughly 18,000 to 20,000 sq. ft. building under the code which would roughly require 110 spaces. There are questions about whether that rear lot can be safely accessed, especially amateur drivers that rent U-Haul trucks. Can they safely navigate the pathway around the building? Also, any improvement in the back lot would require some form of land development.

Mr. Walleisa says the pathway along the side is 30 ft. wide. The fire marshal wants the fire zones to be 20 ft. wide. He shows the Board pictures on his phone of where the trucks would park. Mr. Walleisa will email to Atty. Bidlingmaier to make a part of the record as Applicant Exhibit A-1.

Atty. Heleniak states the Township opposes this application as there is no real hardship. He says he is unable to answer Chairman McTague's question on limiting the number of trucks without a fully engineered plan showing the parking arrangement, the circulation and the impervious surface coverage given the unimproved nature of the rear lot.

Member Mackey says we basically do not have enough information.

Chairman McTague says we need an engineered plan showing the proposed improvements.

Mr. Takita says what the Township needs is a surveyed plan prepared by and signed and sealed by a Pa. licensed engineer. The plan should be clearly delineated and accurately dimensioned and should show all existing and proposed improvements to the property. As far as parking, all the striping should be shown with dimensions, the access aisles have to be

dimensioned and any additional paving in the rear would need to be shown with impervious surface calculations. There would also need to be an analysis of stormwater to make sure there is no need for additional stormwater management.

Member Mackey reminds the applicant to submit the plans first before any work is done.

Chairman McTague tells the applicant to submit the plan to the Township. He also makes a motion to continue this matter until December 8, 2026 hearing to allow the applicant to develop a plan. He asks if the applicant is willing to waive the time limits per the MPC. (the applicant agrees to waive the time limits)

Member Mackey seconds the motion.

All in favor 4-0. Motion carries.

7:35 – Hearing adjourned