

Zoning Hearing Board Monthly Minutes

July 9, 2025

In Attendance: Harry Kramer; Joanne Fields; Joanne Redding; Tony Cascerceri; Tom Panzer, Esquire; and Kenneth Farrall

1. Open meeting with the Pledge of Allegiance
 - a. Led by Joanne Redding
2. Statement of Rules and Procedures
 - a. Issued by Tom Panzer, Esquire
3. Approval of Last Month's Minutes-June 5, 2025
 - i. Motion to Approve Minutes from June 5, 2025
 1. Motion to Approve
 - a. Harry Kramer
 2. Second Motion to Approve
 - a. Joanne Fields
 3. Vote to Approve Minutes from June 5, 2025
 - a. 3/4 Ayes
 - i. Harry Kramer
 - ii. Joanne Fields
 - iii. Tony Cascerceri
 - b. 1/4 Abstain
 - i. Joanne Redding
4. Continued Hearing for C & M Best Choice LLC
 - a. Appeal Number: 2025-0274
 - b. Location: 4128 Steet Road
 - c. Tax Parcel: 02-001-009-001
 - d. Request: Variance to permit multiple signs to be over required 50 feet.
 - e. Attorney: Dave Shafkowitz, Esquire
 - f. Summary
 - i. Attorney Shafkowitz requested a Continuance to August 7, 2025 due to a scheduling conflict. This is the third request.
 - g. Motion to Continue Hearing to August 7, 2025 with the understanding that applicant must re-apply if unable to attend the meeting on August 7, 2025.
 - i. Motion to Continue
 1. Harry Kramer
 - ii. Second Motion to Continue
 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 7, 2025 with the understanding that applicant must re-apply if unable to attend the meeting on August 7, 2025
 1. 4/4 Ayes
5. Continue Hearing for Soutchay Chareunsak
 - a. Appeal Number: 2025-1063

- b. Location: 2019 River Road
 - c. Tax Parcel: 02-064-056-001
 - d. Request: Variance for fence height in front yard
 - e. Summary
 - i. Not present when originally called. The Board decided they will call again before end of the evening. Applicant was recalled and was not present. Tom Panzer summarized the last hearing . Kenneth Farrall stated he had made attempts to reach the applicant multiple times to no avail.
 - f. Motion to Dismiss variance request for fence height in front yard
 - i. Motion to Dismiss
 - 1. Harry Kramer
 - ii. Second Motion to Dismiss
 - 1. Tony Cascerceri
 - iii. Vote to Dismiss variance request for fence height in front yard
 - 1. 4/4 Ayes
6. Continued Hearing for Serge Katsin
- a. Appeal Number: 2025-1210
 - b. Location: 1236 Whittier Avenue
 - c. Tax Parcel: 02-026-017-001
 - d. Request: Variance for front yard setback for existing deck constructed on the property
 - e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on the premise
 - f. Summary
 - i. Applicant, Serge Katsin and his wife, Olga Selcova, were sworn in. They need a variance for five (5) feet for a pre-existing deck. The deck was flagged when they tried to apply for a rental license. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the applicant's request.
 - g. Motion to Close Hearing
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. Tony Cascerceri
 - iii. Vote to Close Hearing
 - 1. 4/4 Ayes
 - h. Motion to Approve variance request for front yard setback for existing deck constructed on the property
 - i. Motion to Approve
 - 1. Harry Kramer

- ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance request for front yard setback for existing deck constructed on the property
 - 1. 4/4 Ayes
- 7. Continue Hearing for Afzalshoh Naimov
 - a. Appeal Number: 2025-1598
 - b. Location: 1900 Virginia Avenue
 - c. Tax Parcel: 02-043-008
 - d. Request: Variance for fence in front yard to exceed 4 feet and framework to face out an existing fence and setback for an existing shed.
 - e. Exhibits
 - i. A4-Hand drawings of proposed gate and fence
 - ii. T1-photo of fence closest to the driveway
 - iii. T2-photo of fence in the front yard
 - iv. T3-Engineer Letter
 - f. Summary
 - i. Tom Panzer gave a summary of last hearing. The son of applicant, Mr. Naimov, was reminded he was still under oath. He stated his father is still out of the country and has plans to return on August 22, 2025. Tom Panzer reminded the Board that the son is not the property owner and has no authority. The son gave the Board a copy of a drawing of the gate and fence that he drew. According to the hand drawings the crown of the gate is six (6) feet in height. Board discussed traffic obstruction possibilities among themselves. Ken Farrall was sworn in and explained the engineer's report regarding traffic obstruction issues. The Board discussed property measurements and fencing. Kenneth Farrall submitted photographs which the Board discussed. The son was unable to answer the dimension size. The Board stated they need someone in front of them that can answer the questions. Tom Panzer restated the Boards position that they would like to hear from the property owner and need better information. Son agreed and stated he will be acting as translator for his father. Tom Panzer recommended hiring a surveyor. Kenneth Farrall stated a surveyor was out at the property. He showed the Board the survey attached to the packet. Kenneth Farrall explained to the son the Board's concerns. Kenneth Farrall also explained the survey and what information was missing. Kenneth Farrall offered to meet with the father when he returned to discuss what info is needed and how to proceed.
 - g. Motion to Continue Hearing to September 4, 2025
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to September 4, 2025

1. 4/4 Ayes
8. Hearing for Robert Jo Lucas
 - a. Appeal Number: 2025-1686
 - b. Location: 525 Wicker Avenue
 - c. Tax Parcel: 02-065-008
 - d. Request: Variance for side yard setback for green house & deck separation less than 10 feet from garage
 - e. Summary
 - i. Applicant requested a Continuance to August 7, 2025. Applicant was unable to notify neighbors.
 - f. Motion to Continue Hearing to August 7, 2025
 - i. Motion to Continue
 1. Harry Kramer
 - ii. Second Motion to Continue
 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 7, 2025
 1. 4/4 Ayes
9. Hearing for Agnesa & Mitchel Leyzerzon
 - a. Appeal Number: 2025-1778
 - b. Location: 4726 Oak Ave
 - c. Tax Parcel: 02-005-279
 - d. Request: Variance to allow existing structure to be utilized as two (2) dwellings.
 - e. Attorney: Michael Meginniss, Esquire—Begley, Carlin & Mandio, LLP
 - f. Summary
 - i. Attorney Meginniss requested a Continuance to August 7, 2025. This is the first Continuance request
 - g. Motion to Continue Hearing to August 7, 2025
 - i. Motion to Continue
 1. Harry Kramer
 - ii. Second to Continue
 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 7, 2025
 1. 4/4 Ayes
10. Hearing for Gerardo Perez
 - a. Appeal Number: 2025-1833
 - b. Location: 2547 Atlantic Avenue
 - c. Tax Parcel: 02-039-039
 - d. Request: Variance for front yard setback to construct a sunroom
 - e. Exhibits:
 - i. A1-Application with Attachments
 - ii. A2-6 out of 7 Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication in the Bucks County Courier Times
 - v. B3-Proof of Posting on the Premises

- f. Summary
 - i. Property owner, Sorn Yan and Contractor George Lamond were sworn in. The Applicant wishes to add a sunroom to front of her home to replace the existing porch. The sunroom will allow the applicant's mother to "sit in the sun" since she is unable to leave the house. No comments or questions from the Board. No one from the audience came forward in favor or opposition of the applicant's request. Tom Panzer advised the applicant that the impervious surface variance is not needed. Applicant withdrew the variance request for the impervious surface.
 - g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. Tony Cascerceri
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance for front yard setback for an additional ten (10) feet to construct a sunroom
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance for front yard setback for an additional to construct a porch
 - 1. 4/4 Ayes
11. Hearing for Francis W. Bitting
- a. Appeal Number: 2025-1836
 - b. Location: 2183 Dunksferry Rd
 - c. Tax Parcel: 02-039-152
 - d. Request: Variance request for lot area, lot frontage, width, front yard setback, side yards to subdivide lot and construct a dwelling on new lot
 - e. Attorney: Marc D. Jonas, Esquire
 - f. Summary
 - i. Attorney requested a continuance to August 7, 2025 in order to provide adequate notification letters to neighbors.
 - g. Motion to Continue Hearing to August 7, 2025
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Joanne Fields
 - iii. Vote to Continue Hearing to August 7, 2025
 - 1. 4/4 Ayes
12. Correspondence
- a. Board discussions regarding pending litigation matters.

13. Adjournment

- a. Motion to Adjourn
 - i. Harry Kramer
- b. Second Motion to Adjourn
 - i. Joanne Fields
- c. Vote to Adjourn
 - i. 4/4 Ayes