

## **Zoning Hearing Board Monthly Minutes**

**June 5, 2025**

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

1. Open meeting with the Pledge of Allegiance
  - a. Led by Al Champion
2. Statement of Rules and Procedures
  - a. Issued by Tom Panzer, Esquire
3. Approval of Last Month's Minutes-May 1, 2025
  - i. Motion to Approve Minutes from May 1, 2025 with addition of Joanne Redding's name to the attendance record on May, 2025 minutes
    1. Motion to Approve
      - a. Harry Kramer
    2. Second Motion to Approve
      - a. Tony Cascerceri
    3. Vote to Approve Minutes from May 1, 2025 with addition of Joanne Redding's name to the attendance record on May 2025 minutes
      - a. 4/4 Ayes
4. Continued Hearing for Eli Ceron
  - a. Appeal Number: 2025-0633
  - b. Location: 2846 Street Road
  - c. Tax Parcel: 02-037-005
  - d. Request: Variance to keep wall signs which covers more than 10% of the building façade
  - e. Exhibits
    - i. A3-Photographs
      1. Photograph 1 of 3 store frontage
      2. Photograph 2 of 3 windows
      3. Photograph 3 of 3 the plaza
    - ii. A4-Window measurements print out
  - f. Summary
    - i. Reviewed pictures submitted and labeled as A3. Rectified measurements of measurements of windows. Measured entire front façade square footage. Explained the measurement print out and entered onto the record as Exhibit A4. Tom Panzer reminded applicant's attorney the allowance for a sign is fifty (50) square feet. It was argued that overage is within the percentage allowed under the statute. The Applicant is willing to remove the four (4) small window signs; however, it would take a great deal of stripping. Tom Panzer and Mr. Petrizio argued the definition of a sign. Ken Farrall gave testimony as to the definition of a sign according to the statute. Eli Ceron explained that they did not want to cause any problems. Mr. Petrizio gave

some background information into how the business grew. Tom Panzer asked for clarification regarding signs and decals. He also asked for clarification of the amount of overage they need relief for. The Board discussed Exhibit A3. Al Champion raised concern for the safety of the police department. Ken Farrall stated it does and does not. The covering is for the cashiers. Once again, the Board discussed the application and testimony among themselves. Al Champion stated he was okay with the box sign but would like the decals to be spread out and blackout windows. Mr. Ceron stated he thinks it would make them look closed. Mr. Ceron also adopted Mr. Petrizio's summary as his testimony. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the application.

- 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 a one (1) time variance to keep wall signs which cover more than 10% of the building façade and to remove all other signage.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Tony Cascerceri
    - iii. Vote to Approve a one (1) time variance to keep wall signs which cover more than 10% of the building façade and to remove all other signage
      - 1. 3/4 Ayes
        - a. Harry Kramer
        - b. Tony Cascerceri
        - c. Joanne Fields
      - 2. 1/4 Nays
        - a. Al Champion
5. Continued Hearing for James A. and Christina A. Grey
- a. Appeal Number: 2025-0685
  - b. Location: 4259 Roberts Circle
  - c. Tax Parcel: 02-077-026
  - d. Request: Variance for size of shed exceeding 25% of the principal structure
  - e. Exhibits
    - i. A1-Application with Attachments
    - ii. A2-Certificates of Service
    - iii. A3-Revised Plan
    - iv. B1-Letter to the Applicant
    - v. B2-Proof of Publication in the Bucks County Courier Times

- vi. B3-Proof of Posting on the premise
  - f. Summary
    - i. Re-evaluated shed size and reduced upstairs height. A new plan was submitted as Exhibit A3. Tom Panzer requested measurements and worked out the new calculations for the Board. The two (2) sheds are staying put that have been there previously. The variance is for more than 60% of the primary structure. The applicant's home does not have a basement. Applicant is anticipating having trouble climbing up the ladder to the attic and/or crawling into the crawl space in the near future. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the application.
  - g. Motion to Close Testimony
    - i. Motion to Testimony
      - 1. Harry Kramer
    - ii. Second Motion to Testimony
      - 1. Tony Cascerceri
    - iii. Vote to Close Testimony
      - 1. 4/4 Ayes
  - h. Motion to Approve variance for size of shed exceeding 25% of the principal structure with the conditions of no utilities, no business or living space.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Tony Cascerceri
    - iii. Vote to Approve variance of size of shed exceeding 25% of the principal structure with the conditions of no utilities, no business or living space
      - 1. 4/4 Ayes
6. 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. Summary
    - i. Applicant's stepson, Eugene Bour was sworn in. Mr. Bour stated Mr. Serge Katsin was called out-of-town on short notice. No proof of certification of notice letters to the neighbors. Request for continuance to July 9, 2025
  - f. Motion to Continue Hearing to July 9, 2025
    - i. Motion to Continue
      - 1. Harry Kramer
    - ii. Second Motion to Continue
      - 1. Joanne Fields
    - iii. Vote to Continue Hearing to July 9, 2025
      - 1. 4/4 Ayes

7. Hearing for Nick Orrison

- a. Appeal Number: 2025-1543
- b. Location: 197 Graystone Drive
- c. Tax Parcel: 02-007-002-058
- d. Request: Variance for rear yard setback for proposed deck
- 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 property
- f. Summary
  - i. Mr. Nick Orrison was sworn in. Mr. Orrison stated he wants to build a deck. Needs a three (3) foot variance. His home is a townhouse and has neighbors on both sides and have decks. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the request.
- 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 rear yard setback for proposed deck
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Tony Cascerceri
  - iii. Vote to Approve variance for rear yard setback for proposed deck
    - 1. 4/4 Ayes

8. Hearing for Perryville Hospitality, LLC

- a. Appeal Number: 2025-1569
- b. Location: Lincoln Highway (US RTE 1)
- c. Tax Parcel: 02-001-035
- d. Request: Special exception for height; variances for woodlands, steep slopes, lot area, loading and unloading space and sign size to construct a 4 story self-storage facility.
- e. Attorney: Edward F. Murphy, Esquire—Wisler Pearlstine, LLP
- f. Exhibits
  - i. A1-Application with Attachments
  - ii. A2-Certificates of Service
  - iii. A3-six (6) page plan packet
  - iv. A4-Woodland map

- v. B1-Letter to the Applicant
- vi. B2-Proof of Publication in the Bucks County Courier Times
- vii. B3- Proof of Posting on the Premise

g. Summary

- i. Mr. Murphy gave an overview of the plan packet (Exhibit A-3) for a proposed storage unit. Mr. Geonnotti, engineer, adopted the summary as testimony. The only variance needed is for height. The plan meets all other requirements for impervious surface, storm water management, parking, and fire safety. Mr. Geonnotti explained the blueprint. Only needs approval to build one (1) story more. The property was considered condemned for other projects. Needs complete removal of woodlands to re-grade the land. The woodlands will be relocated under the statute. Reviewed all the requests and reasons for the requests. A woodland map was entered as Exhibit A4. Applicant is willing to comply with ordinances and work with the township. The Board moved to an Executive Session. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the application.

h. Motion to Close Testimony

- i. Motion to Close
  - 1. Harry Kramer
- ii. Second Motion to Close Testimony
  - 1. Joanne Fields
- iii. Vote to Close Testimony
  - 1. 4/4 Ayes
- i. Motion to Approve special exception for height; variance for woodlands, steep slopes, lot area, loading and unloading, and sign size to construct a 4 story self-storage facility with the condition to recreate woodlands, no outdoor storage and will comply with land and development.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion
    - 1. Tony Cascerceri
  - iii. Vote to approve special exception for height; variance for woodlands, steep slopes, lot area, loading and unloading, and sign size to construct a 4-story self-storage facility with the condition to recreate woodlands, no outdoor storage and will comply with land and development.
    - 1. 4/4 Ayes

9. Hearing for David Marshall

- a. Appeal Number: 2025-1593
- b. Location: 5729 Dunbar
- c. Tax Parcel: 02-043-008
- d. Request: Variance for pool to be less than 10 feet from side yard and variance for shed to be less than 5 feet from rear and side yard
- e. Exhibits

- i. A1-Applicataion 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
  - vi. T1-Aerial photo
  - vii. T2-Photo of rear yard
- f. Summary
  - i. Nedra McCormick was sworn in. She stated a shed was previously on the property and replaced it with a smaller one. They have a temporary pool that they would like to keep up all year. They were advised to get a permit for the pool. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the application.
- 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 pool to be less than 10 feet from side yard and variance for shed to be less than 5 feet from rear and side yard. Must get permit for the pool and adhere to all safety regulations regarding a pool.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Tony Cascerceri
  - iii. Vote to Approve variance for pool to be less than 10 feet from side yard and variance for shed to be less than 5 feet from rear and side yard. Must get permit for the pool and adhere to all safety regulations regarding a pool.
    - 1. 4/4 Ayes

10. 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. A1-Application with Attachments
  - ii. A2-Certificates of Service
  - iii. A3-Photographs 1-3
  - iv. B1-Letter to the Applicant
  - v. B2-Proof of Publication in the Bucks County Courier Times
  - vi. B3-Proof of Posting on the premise

- f. Summary
  - i. Applicant stated they want to add a wooden fence to their front yard. The Gate would be five (5) feet with an arch. Al Champion and Tom Panzer clarified the applicant's request. Father is the property owner and is out of the country. Mr. Naimov is the representative for his parents. His mother is with his father, and they will be out of the country until September. He stated under oath that he was given permission to authorize any conditions. Recently they had a shed installed and it is too close to the lot line, which a variance is needed. Al Champion made suggestions about talking to the neighbors regarding sharing the fence so grass/overgrowth of weeds in between the two (2) fences does not occur. The Board discussed the dimensions and possible issues within the site triangle with Tom Panzer and Kenneth Farrall. No questions or questions from the Board. No one from the audience came forward in favor or opposition of the request. A continuation until July 9, 2025 was requested.
- g. Motion to Continue Hearing to July 9, 2025
  - i. Motion to Continue
    - 1. Harry Kramer
  - ii. Second Motion to Continue
    - 1. Tony Cascerceri
  - iii. Vote to Continue Hearing to July 9, 2025
    - 1. 4/4 Ayes

#### 11. Hearing for Matthew Binder

- a. Appeal Number: 2025-1610
- b. Location: 1053 Clemens Court
- c. Tax Parcel: 02-059-013-011
- d. Request: Variance for size of garage to be greater than 25% of the main structure
- 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
  - vi. T1-Aerial Photo
  - vii. T2-Street view Photo
- f. Summary
  - i. Mr. Binder would like to replace a dilapidated wooden fence with a six (6) foot privacy fence on the side. Discussion regarding the location of the fence went off the record. Al Champion stated technically the property has two (2) front yards once back on the record. The issue is the rear of the property (State Road). Kenneth Farrall explained the variance that is necessary. No questions or comments from the Board. No one in the audience came forward in favor or opposition of the request.
- 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 fence height in front yard to be 6 feet
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Tony Cascerceri
    - iii. Vote to Approve variance for fence height in front yard to be 6 feet
      - 1. 4/4 Ayes
- 12. Hearing for Brad Riegel
  - a. Appeal Number: 2025-1620
  - b. Location: 4554 E. Yates Rd
  - c. Tax Parcel: 02-077-080
  - d. Request: Variance for size of garage to be greater than 25% of the main structure
  - e. Exhibits
    - i. A1-Application with Attachments
    - ii. A2-Certificates of Service
    - iii. B1-Letter to the Applicant
    - iv. B2-Proof of Publishing in the Bucks County Courier Times
    - v. B3-Proof of Posting on the Premise
  - f. Summary
    - i. Mr. Brad Riegel was sworn in and stated he would like a two (2) car garage with driveway. Mr. Riegel downsized the dimensions, and application was denied due to incorrect calculations. The contractor stated he would need storm water management. He lives in a ranch style house. The existing garage is dilapidated and leaking. The new shed is one (1) story and would eventually like to have electricity installed. No questions or comments from the Board. Two (2) audience members came forward with concerns. Susan Baldwin is concerned about the scenery being blocked after twenty (20) plus years. Al McKay added an addition in 2019 and was denied a driveway because of water. He feels like the garage is too big. Discussions between Al Champion and Mr. Riegel about the layout.
  - g. Motion to Close Testimony
    - i. Motion to Close
      - 1. Harry Kramer
    - ii. Second to Close
      - 1. Joanne Fields
    - iii. Vote to Close Testimony
      - 1. 4/4 Ayes

- h. Motion to Approve variance for size of garage to be greater than 25% of the main structure with the conditions that structure does not exceed 1,374 square feet, no other utilities except electricity, must pivot structure to be more in line with the house and must work with the Township Engineer.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Tony Cascerceri
  - iii. Vote to Approve variance for size of garage to be greater than 25% of the main structure with the conditions that structure does not exceed 1,374 square feet, no other utilities except electricity, must pivot structure to be more in line with the house and must work with the Township Engineer
    - 1. 4/4 Ayes

13. Hearing for Richard & Cynthia Nagel

- a. Appeal Number: 2025-1741
- b. Location: 1466 Cambridge Place
- c. Tax Parcel: 02-092-209
- d. Request: Variance for front yard setback to construct a porch
- 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. Applicants were sworn in and stated they would like a covered porch on the front of their home to sit under and see the world. They have not decided on any materials as of date of hearing. No questions or comments from the Board. No audience members came forward in favor or opposition of the applicant's request.
- 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 to construct a porch
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Tony Cascerceri
  - iii. Vote to Approve variance for front yard setback to construct a porch
    - 1. 4/4 Ayes

#### 14. Hearing for ADE LLC

- a. Appeal Number: 2025-1700
- b. Location: 987 & 1001 Bristol Pike
- c. Tax Parcel: 02-029-303 & 02-029-304
- d. Request: Use variance to permit apartments in a G-C Zoning District. Variance for impervious coverage, front and side yard setback (non-conforming), parking setback (non-conforming), buffer yards (non-conforming) and from providing a loading and unloading zone.
- e. Attorney: Bryce McGuigan, Esquire—Begley, Carlin & Mandio
- f. 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
- g. Summary
  - i. Attorney Bryce McGuigan introduced the owner of ADE, Alket Mukaj. Mr. McGuigan summarized the property and some history. Applicant would like to knock everything down and construct one (1) commercial building and eight (8) residential units. There will be 25 parking spaces. The building would be three (3) feet high with a flat roof which would conform to the area. The surrounding area has buildings which are three (3) stories high. The Applicant plans to keep the foundation at 1001 Bristol Pike. Mr. Luka Lakuriqu was sworn in and adopted Bryce McGuigan summary as testimony. He designed the building for his family and the community. Al Champion addressed some concerns and Joanne Fields agreed with those concerns posed by Al Champion. Bryce McGuigan argued office space is the area is going by the wayside and redeveloping into mixed uses. Al Champion and Bryce McGuigan spoke at length about the pros and cons of the request. Kenneth Farrall stated the Township is in favor of the application due to redevelopment and recommended guidance from the Board for modifications that would be acceptable. Bryce McGuigan requested a Continuance to discuss possible modifications and variances needed to the August 7, 2025. Bryce McGuigan agreed to waive the time if continuance is granted.
- h. Motion to Continue Hearing to August 7, 2025 with time frame waiver
  - i. Motion to Continue
    1. Harry Kramer
  - ii. Second Motion to Continue
    1. Joanne Fields
  - iii. Vote to Continue Hearing to August 7, 2025 with time frame waiver
    1. 4/4 Ayes

#### 15. Correspondence

- a. none

16. Adjournment

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