

Zoning Hearing Board Monthly Minutes

September 4, 2025

In Attendance: Joanne Redding; Harry Kramer; Al Champion; 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—August 7, 2025
 - a. Motion to Approve
 - i. Harry Kramer
 - b. Second Motion to Approve
 - i. Al Champion
 - c. Vote to Approve last month's Minutes—August 7, 2025
 - i. 3/4 Ayes
 1. Al Champion
 2. Joanne Redding
 3. Tony Cascerceri
 - ii. 1/4 Abstained
 1. Harry Kramer
4. Continued hearing for Afzalshoh Naimov
 - a. Appeal Number: 2025-1598
 - b. Location: 1900 Virginia Ave
 - c. Tax Parcel: 02-043-008
 - d. Request: Variance for building coverage & shed to be less than 10 ft from existing structure.
 - e. Summary
 - i. Tom Panzer reviewed previous testimony given by the Applicant's son in June and July, 2025. Lola Kayumova, wife of Applicant and co-owner of the property, and Applicant's son, translator, were sworn in. Tom Panzer explained what is allowed under the ordinance. They agreed the fence to be a non-privacy fence and no more than four (4) feet in height. They did request to keep the one side between the neighbors due to vines. Ken Farrall explained to the Board the area in which they are referring. It was stated that a privacy fence in that area could potentially cause a site triangle issue. Al Champion gave a recommendation of a privacy fence up to where the house starts. In front would need to be open. Ken Farrall stated the Township would go and check the site triangle. It was stated by the Board that the "nice" side of the fence needs to be facing outward which Applicant's representatives agreed to. The Board stated they did not have any issue with the shed. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the request.
 - f. Motion to Close Hearing

- i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - g. Motion to Approve 2.5-foot variance for shed, a privacy fence within the front yard to be verified by the Township, and fence is to stay “as is.”
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve 2.5-foot variance for shed, a privacy fence within the front yard to be verified by the township, and fence to stay “as is.”
 - 1. 4/4 Ayes
 - h. Motion to Deny excess of 4-foot fence and for the “nice side” of the fence facing towards the house.
 - i. Motion to Deny
 - 1. Al Champion
 - ii. Second Motion to Deny
 - 1. Harry Kramer
 - iii. Vote to Deny excess of 4-foot fence and for the “nice side” of the fence facing towards the house.
 - 1. 4/4 Ayes
- 5. Continued Hearing for Adilya Ulfanova
 - a. Appeal Number: 2025-2090
 - b. Location: 1018 Weybridge Court
 - c. Tax Parcel: 02-072-132
 - d. Request: Variance for building coverage & shed to be less than 10 ft from existing 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
 - f. Summary
 - i. Tom Panzer summarized hearing was originally continued. Ms. Ulfanova stated she already has the shed. She hired a company and inquired about whether or not she needed to obtain any permits. The company told her “No” and now here she is. The shed is approximately five (5) feet from the house and approximately one (1) foot from the lot line. She has pavers because the ground stayed wet all of the time in that area. She is willing to remove pavers. She stated she never received any complaints from her

neighbors. The Board had no questions or comments. No one from the audience came forward in favor and/or opposition of the request.

- g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance for building coverage and shed to be less than 10 feet from existing structure, as is.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance for building coverage and shed to be less than 10 feet from existing structure, as is.
 - 1. 4/4 Ayes
6. Continued Hearing for Robert Schiefer Jr
- a. Appeal Number: 2025-2128
 - b. Location: 231 Hemlock Ave
 - c. Tax Parcel: 02-064-084
 - d. Request: Variance for impervious coverage to construct a handicap ramp and landing
 - e. Summary
 - i. Applicant was not present at first call. Applicant was called later on in the evening and was not present. Tom Panzer stated this application was continued from August due to not having enough time to send notification letters. Applicant has not contacted Mr. Panzer or Mr. Farrall. It was stated that the handicap ramp has already been constructed and in violation.
 - f. Motion to Dismiss Application
 - i. Motion to Dismiss
 - 1. Al Champion
 - ii. Second Motion to Dismiss
 - 1. Harry Kramer
 - iii. Vote to Dismiss Application
 - 1. 4/4 Ayes
7. Continued hearing for Bristol FC LLC
- a. Appeal Number: 2025-2167
 - b. Location: 4550 Bristol Road
 - c. Tax Parcel: 02-016-263
 - d. Request: A use variance to permit an indoor soccer facility and front yard setback, building and impervious coverage and required parking
 - e. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin, Mandio LLP

- f. Summary
 - i. Applicant is out of the country. A Continuance to October 2, 2025 was requested.
- g. Motion to Continue Hearing to October 2, 2025 with readvertisement
 - i. Motion to Continue
 - 1. Al Champion
 - ii. Second Motion to Continue
 - 1. Harry Kramer
 - iii. Vote to Continue Hearing to October 2, 2025 with readvertisement
 - 1. 4/4 Ayes
- 8. Hearing for Chirag Banker & Sapnaben Banker
 - a. Appeal Number: 2025-2783
 - b. Location: 114 Derby Lane
 - c. Tax Parcel: 02-033-007-016
 - d. Request: Variance for rear yard setback to construct a deck.
 - e. Summary
 - i. Applicants were sworn in. Applicants does not have the certificates of service with them as proof that neighbors were notified. A continuation was requested
 - f. Motion to Continue Hearing to October 2, 2025
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Al Champion
 - iii. Vote to Continue Hearing to October 2, 2025
 - 1. 4/4 Ayes
- 9. Hearing for Ricardo & Lisa Zaragoza
 - a. Appeal Number: 2025-2795
 - b. Location: 1371 Lavender Road
 - c. Tax Parcel: 02-062-023-001
 - d. Request: Variance for front yard setback to construct a covered front porch
 - 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. Applicants, Ricardo and Lisa Zaragoza, were sworn in. Patricia Parsons, the homeowner, was sworn in. Ms. Parsons gave permission to Mr. and Mrs. Zaragoza to speak on her behalf. Ms. Parsons would like to add a covered porch over her already existing patio. The patio will be open in the front. No site issues were flagged. Steps will be extended. 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 Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve Variance for front yard setback to construct a covered front porch, as presented.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve Variance for front yard setback to construct a covered front porch, as presented.
10. Hearing for Janine Lively-Mason
- a. Appeal Number: 2025-2855
 - b. Location: 111 Master Ave
 - c. Tax Parcel: 02-006-001-007
 - d. Request: Variance for impervious surface coverage for existing paver patio and walkway.
 - 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. B2-Proof of Posting on the Premise
 - f. Summary
 - i. Applicant was sworn in and stated she would like a patio and walkway. Al Champion explained the area's issues and gave a history of the area. Ken Farrall stated over the impervious by 1.2%. A letter from the Homeowners Association is needed. No further questions and/or comments from the Board. No one from the audience came forward in favor and/or opposition.
 - g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. Al Champion
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance for impervious surface coverage for existing paver patio and walkway.

- i. Motion to Approve
 - 1. Harry Kramer
- ii. Second Motion to Approve
 - 1. Tony Cascerceri
- iii. Vote to Approve variance for impervious surface coverage for existing paver patio and walkaway.
 - 1. 4/4 Ayes

11. Hearing for Kim D. Crispo

- a. Appeal Number: 2025-2874
- b. Location: 519 Station Avenue
- c. Tax Parcel: 02-060-045 & 02-060-046
- d. Request: Variance for accessory structure setback and accessory structure footprint to exceed 25%
- 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. Ms. Crispo and her husband were sworn in. Mr. Crispo stated the deck is already existing and they want to add two (2) gazebos—one on each side of the deck. The larger gazebo will have a gutter system. They plan to use river deck stone and fabric. All three (3) structures are free-floating. A permit for the deck was approved. The gazebos are semi-permanent structures and were flagged. No questions and/or comments from the Board. Three (3) audience members came forward in favor of the request. The first audience members, Samantha and Richard Leemon were sworn in. They stated they have been neighbors for 21 years and love the improvements. The last audience member, Charles Haley, was sworn in and stated the improvements were professionally made.
- 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 accessory structure setback and accessory structure footprint to exceed 25%.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri

iii. Vote to Approve variance for accessory structure setback and accessory setback footprint to exceed 25%

1. 4/4 Ayes

12. Continued 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 LLP
- f. Exhibits
 - i. A4-Email with updated plan
- g. Summary
 - i. Mr. McGuigan stated that the Applicant took the Board's recommendations into consideration. He removed an entire floor. He changed the plan to show one (1) commercial use—The Café, and a total of a five (5) apartments. There will be three (3) apartments on the second floor, one (1) apartment in the rear of the property on the first floor and one (1) apartment in the rear of the basement. Two (2) parking spaces were added back into the plan, which gives the property 25 total parking spaces. The neighbor will work with the Applicant to plant buffer trees. Applicant is conforming two (2) older buildings into one (1) modern updated building while maintaining the use. The Applicant was sworn in and adopted Mr. McGuigan's summary as testimony. Al Champion requested clarification regarding the parking. Mr. McGuigan explained the calculation for parking that was used. Applicant explained that the Café is not a restaurant. Patrons are to eat and leave or carry out. Joanne Redding referred to the parking issues at the Waterside Café. Applicant stated he wanted to open a business that was not a smoke shop and an idea for a café came to mind. He is willing to limit the seating capacity in the café. Joanne Redding mentioned that each apartment is required to have two (2) parking spaces, equaling a total of ten (10) spaces. Mr. McGuigan stated this café is not meant to be like a Starbucks. Al Champion stated that the Board has to think of future uses. Applicant stated he is willing to comply and agree to any conditions. The Board stated they would like to have four (4) apartments instead of five (5) apartments. It was stated if density is concerned then the structure will not look like what is being presented. Roof access will be to service the condensers ONLY. Applicant will amend the application from five (5) apartments to four (4) apartments and will reduce the café seating to 20 or 650 square feet for customers. Ken Farrall stated the applicant will still need to go through land and development and if the building is sold then the next owners will need to apply for Use and Occupancy Certificates. No further questions and/or

comments from the Board. No one in the audience came forward in favor and/or opposition of the applicant's request.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - i. Motion to Approve use variance to permit four (4) apartments in a G-C Zoning District, a 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.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve use variance to permit four (4) apartments in a G-C Zoning District, a 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.
 - 1. 4/4 Ayes
13. Hearing for Shyam Builders LLC
- a. Appeal Number: 2025-2880
 - b. Location: Clive Ave & Street Road
 - c. Tax Parcel: 02-066-037, 02-066-038, 02-066-039, 02-066-040, 02-066-041, 02-066-042 and 02-066-043
 - d. Request: Variance for woodland disturbance and lot width to permit 3 lot subdivision.
 - e. Attorney: Bryce H. McGuigan—Begley, Carlin & Mandio LLC
 - f. Exhibits
 - i. A1-Application with Attachments and copy of deed
 - 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. Mr. McGuigan gave a history of the undeveloped property. The applicant wishes to combine the seven (7) lots into three (3) lots and to build separate single-family dwellings onto those lots. Engineer, John Richardson, was sworn in. Mr. Richardson reviewed the variances and the property/properties. Ken Farrall stated they still need to go through the process. The engineer reviewed and explained the sketches attached in the application. Joanne Redding inquired about the size of the homes. The

homes will be 1,250 square feet. Ken Farrall clarified the different amenities for the Board that could be added later if the Board wanted to. No further questions and/or comments from the Board. No one from the audience came forward in favor and/or opposition of the request.

- h. 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
 - i. Motion to Approve variance for woodland disturbance and lot width to permit 3 lot subdivisions
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance for woodland disturbance and lot width to permit 3 lot subdivisions
 - 1. 4/4 Ayes
14. Correspondence
- a. None
15. Adjournment
- a. Motion to Adjourn
 - i. Harry Kramer
 - b. Second Motion to Adjourn
 - i. Tony Cascerceri
 - c. Vote to Adjourn
 - i. 4/4 Ayes