

## **Zoning Hearing Board Monthly Minutes**

**May 1, 2025**

In Attendance: Joanne Redding, 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 Joanne Redding
2. Statement of Rules and Procedures
  - a. Issued by Tom Panzer, Esquire
3. Approval of Last Month's Minutes-April 3, 2025
  - i. Motion to Approve Minutes from April 3, 2025
    1. Motion to Approve
      - a. Harry Kramer
    2. Second Motion to Approve
      - a. Joanne Fields
    3. Vote to Approve Minutes from April 3, 2025
      - a. 5/5 Ayes
4. Continued Hearing for Mark Trachtenberg
  - a. Appeal Number: 2024-3899
  - b. Location: 1977 Byberry Road
  - c. Tax Parcel: 02-045-002
  - d. Request: Variance for disturbance of woodlands with/without wetlands and disturbance of slopes.
  - e. Attorney: Micheal J. Meginniss, Esquire—Begley, Carlin, & Mandio, LLP
  - f. Summary
    - i. Applicant withdrew application. No further action is required by the Board.
5. Continued Hearing for C & M Best Choice LLC
  - a. Appeal Number: 2025-0274
  - b. Location: 4128 Street Road
  - c. Tax Parcel: 02-001-009-001
  - d. Request: Variance to permit multiple signs to be over required 50 square feet.
  - e. Attorney: Dave Shafkowitz, Esquire
  - f. Exhibits
    - i. A1-Application with Attachments
    - ii. A2-Certificates of Service
    - iii. A3-Revised Sign 1
    - iv. A4-Revised Sign 2
    - v. A5-Aerial Map
    - vi. A6-Letter from neighbor and owner of unit #3
    - vii. B1-Letter to the Applicant
    - viii. B2-Proof of Publication in the Bucks County Courier Times
    - ix. B3-Proof of Posting on the premise

- g. Summary
  - i. Attorney, Dave Shafkowitz, gave some history of the signage measurements for the building on the property. Tom Panzer spoke on the ordinance and what is considered parts of the sign. The building was painted blue and just the letters are parts of the sign. Joanne Redding discussed the square footage of the signs. Mr. Shafkowitz reviewed exhibits A3 and A4, the revised signage designs. David Cohen was sworn in and adopted Mr. Shafkowitz's summary as testimony. Mr. Cohen explained the aerial map submitted as exhibit A5. The applicant acquired the property approximately a year ago because it was close to a major highway. Due to the location, the business would be very visible and have great exposure compared to the previous location in Philadelphia. There are thirty (30) employees and business continues to increase due to the visibility. Mr. Cohen explained the changes and reasoning for the façade changes. Mr. Cohen stated the neighbors have no objection to the sign size and it helps create business. Exhibit A6, a letter from neighbor of unit 3, was submitted. A storage unit will be built that could potentially obstruct the visibility of his business. The letters on the building will be illuminated. The property is surrounded by a cemetery and open land. Tom Panzer spoke about the denial letter from the township on March, 2025. Mr. Panzer asked Mr. Cohen if he had seen the letter before. Mr. Cohen stated it is possible that he saw the letter and gave it to his secretary. The argument is that the blue paint is part of the building, and the letters are the sign. The sign was done before the fact. Ms. Redding argued all businesses want to be successful, but they all have the same rules to follow. Mr. Shafkowitz stated they would like some time to discuss with Quentin Neron and his client. A continuance was requested to July 9, 2025.
- h. Motion to Continue Hearing to July 9, 2025
  - i. Motion to Continue
    - 1. Al Champion
  - ii. Second Motion to Continue
    - 1. Harry Kramer
  - iii. Vote to Continue Hearing to July 9, 2025
    - 1. 5/5 Ayes
- 6. Continued Hearing for Ali Abdelaziz
  - a. Appeal Number: 2025-0689
  - b. Location: 2856 Bristol Pike
  - c. Tax Parcel: 02-062-454
  - d. Request: Variance to permit additional window signage exceeding the square footage requirement
  - e. Summary
    - i. Applicant withdrew application. No further action is required by the Board.
- 7. Hearing for James and Lorraine McMahon
  - a. Appeal Number: 2025-0820
  - b. Location: 3560 Bristol Pike

- c. Tax Parcel: 02-076-011
  - d. Request: Variance to allow an apartment in a G-C zoning district
  - e. Attorney: Michael Meginniss, Esquire—Begley, Carlin & Mandio, LLP
  - f. Exhibits
    - i. A1-Application with Attachments
    - ii. A2-Certificates of Service
    - iii. A3-Photograph
    - iv. B1-Letter to the Applicant
    - v. B2-Proof of Publication in the Bucks County Courier Times
    - vi. B3-Proof of Posting on the property
  - g. Summary
    - i. Attorney Michael Meginniss opened with a summary of the property. There are presently two (2) apartments on the property site with separate entrance since acquisition in 2002. The apartments were occupied at the time of the acquisition with one tenant residing for over two (2) decades. The Applicant needs the variance for the apartments. James McMahan was sworn in and adopted Mr. Meginniss' summary as the testimony. Applicant showed a 1957 blueprint showing the apartments as part of the property. One of the apartment tenants has resided on the property since 1997. Applicant assumed it was permitted since the tenants were already residing there. A Use and Occupancy inspection never flagged the apartments and issued the certificate. No further questions or comments from the Board, No one from the audience came forward in favor or opposition of the application. Applicant was told that if the request is approved a rental license needs to be obtained.
  - h. 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. 5/5 Ayes
  - i. Motion to Approve variance to allow an apartment in a G-C zoning district
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Al Champion
    - iii. Vote to Approve variance
      - 1. 5/5 Ayes
8. Hearing for MITS, LLP
- a. Appeal Number: 2025-1030
  - b. Location: 1031 Johanna Ave
  - c. Tax Parcel: 02-061-078

- d. Request: Variance to construct a shed 42% of the principal structure, which exceeds the required 25%
  - e. Attorney: Christopher H. Steward, Esquire
  - 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 Christopher Steward gave history of the property. Applicant Methodist church. Applicant, Thomas Jordan, adopted Mr. Steward's summary as testimony. Mr. Al Champion asked Mr. Jordan if the entities are separate or the same. MITS,LLP owns both properties. There is a lease agreement for the Church to use the storage shed. Mr. Champion stated this is more improvements since the carport was authorized by the Board at a prior meeting. The shed is a garage facing a different direction. There is no plumbing or electricity needed. Mr. Jordan has been working with the Township and meets all other requirements. All audience members are in favor of this request and the Board had no further questions or comments.
  - h. 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. 5/5 Ayes
  - i. Motion to the variance request to construct a shed 42% of the principal structure, which exceeds the required 25%.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to
      - 1. Al Champion
    - iii. Vote to
      - 1. 5/5 Ayes
9. Hearing for Southey Chareunsack
- a. Appeal Number: 2025-1063
  - b. Location: 2019 River Road
  - c. Tax Parcel: 02-065-056-001
  - d. Request: Variance for fence height in front 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

f. Summary

- i. Mr. Chareunsack was sworn in. Mr. Tom Panzer reviewed the photos included with the application. Applicant is requesting an eight (8) foot fence. Mr. Panzer stated he believes it is a side yard not a front yard where the applicant is requesting to have the fence installed. Mr. Kenneth Farrall was sworn in. Mr. Farrall explained the applicant is looking to install a chain-linked fence and that due to a paper street the side of the yard is considered a front yard. Mr. Panzer clarified Mr. Farrall's explanation to the applicant. Applicant agreed to the condition to not add a fence to the side facing River Road. Mr. Al Champion and Mr. Farrall discussed the fence regarding the paper road. It was stated River Road does not cross the property. Mr. Farrall then pointed out the paper street on the tax map. Mr. Chareunsack is willing to decrease the fence height from eight (8) feet to six and a half (6.5) and four (4) feet. Discussions took place off the record. Board requested Pedestrian access to River Road. Mr. Panzer suggested a sixty (60) day continuance to have time to speak with License and Inspection and get into compliance with a potential to withdraw. No one in the audience came forward in favor or opposition to the request.

g. Motion to Continue hearing to July 9, 2025 meeting

- i. Motion to Continue
  - 1. Al Champion
- ii. Second Motion to Continue
  - 1. Harry Kramer
- iii. Vote to Continue hearing to July 9, 2025 meeting
  - 1. 5/5 Ayes

10. Hearing for Anvar Ishankulov

- a. Appeal Number: 2025-1069
- b. Location: 10 Beechwood Blvd
- c. Tax Parcel: 02-003-002-031
- d. Request: Variance for impervious surface coverage and rear yard setback for deck & pavers
- 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. Hearing began with discussions off the record about certificates of service. Santos Flores was sworn in and discussed the certified letters sent out to the neighbors. Applicant was to build a deck, and the one corner is a little

over the allowance. Applicant also stated they would like to put pavers down next to the driveway. Three (3) photos (exhibit A3) were described. The inspector recommended this route. Applicant is in an agreement with the condition to seek Township approved storm water management. No further questions or comments from the Board and no one from the audience came forward in favor or opposition to 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. 5/5 Ayes
- h. Motion to Approve variance request for impervious surface coverage and rear yard setback for a deck and pavers with the condition to seek Township approved storm water management.
  - i. Motion to Approve
    - 1. Al Champion
  - ii. Second Motion to Approve
    - 1. Harry Kramer
  - iii. Vote to Approve variance request for impervious surface coverage and rear yard setback for a deck and pavers with the condition to seek Township approved storm water management.
    - 1. 5/5 Ayes.

11. Hearing for 884 Bristol Pike, LLC

- a. Appeal Number: 2025-1199
- b. Location: 884 Bristol Pike
- c. Tax Parcel: Special exception to permit an electronic graphic display sign.
- d. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin, & Mandio, LLP
- 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, solicitor for the Board, began the hearing disclosing his firm did financial work for the Applicant. Applicant and Board waived all conflicts of interest. The Board President, Joanne Redding, recused herself for personal reasons. Applicant is requesting to replace the existing sign with an electronic graphic sign. Joanne Redding was sworn in and adopted Mr. Meginniss' summary as her testimony. Mr. Meginniss inquired whether Ms. Redding will abide by all ordinances pertaining to the electronic signs. Ms. Redding affirmed that she would adhere to all the ordinances pertaining to

the electronic signs. No further questions or comments from the Board. No one from the audience came forward in favor or opposition to 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 request for a special exception to permit an electronic graphic display sign.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Tony Cascerceri
  - iii. Vote to Approve request for a special exception to permit an electronic graphic display sign.
    - 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. Tony Cascerceri
- c. Vote to Adjourn
  - i. 5/5 Ayes