

Zoning Hearing Board Monthly Minutes

May 2, 2024

In Attendance: Joanne Fields; Harry Kramer; Joanne Redding; 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 4, 2024
 - a. Motion to Approve
 - i. Al Champion
 - b. Second Motion to Approve
 - i. Joanne Fields
 - c. Vote to Approve Last Month's Minutes-April 4, 2024
 - i. 5/5 Ayes
4. Hearing for Kevin and Shirley Wiley
 - a. Appeal Number: 2024-0843
 - b. Location: 3340 Rambler Road
 - c. Tax Parcel: 02-044-081
 - d. Request: Variance for rear yard setback and impervious surface coverage to construct rear porch roof.
 - e. Exhibit
 - 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. Kevin Wiley was sworn in. He stated he wishes to construct an overhang over the existing concrete slab in his rear yard. The patio is approximately ten (10) feet. The overhang is designed to protrude four (4) feet past the patio. The Board agreed this would be a nice addition to the aesthetic of the home. The Board had no questions or comments and no one from the audience came forward in favor or opposition to this 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 a rear setback and impervious surface coverage to construct a rear porch roof.

- i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance request for a rear setback and impervious surface coverage to construct a rear porch roof.
 - 1. 5/5 Ayes
- 5. Hearing for Joanna Parker
 - a. Appeal Number: 2024-1160
 - b. Location: 3606 Valley Meadows Drive
 - c. Tax Parcel: 02-044-098
 - d. Request: Variance for impervious surface coverage and setback to install a swimming pool.
 - e. Exhibits
 - i. A1-Application with Attachment
 - 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. and Mrs. Parker were sworn in. They would like to install a pool for their family. Needs variance for impervious coverage. They were told by the Township that they needed this variance and a drainage system before a permit could be issued. They had the plan amended. The amended plan shows a drainage system around the pool. The variance for the setback is due to the pool being less than ten (10) feet from their existing deck. 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. Al Champion
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance request for impervious surface coverage and setback to install a swimming pool with the conditions that applicant build according to the plan including the drainage system.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Al Champion

iii. Vote to Approve variance request for impervious surface coverage and setback to install a swimming pool with the conditions that applicant build according to the plan including the drainage system.

1. 5/5 Ayes

6. Continued Hearing for Richard S. Hannye

a. Appeal Number: 2023-4516

b. Location: 2123 River Road

c. Tax Parcel: 02-064-123

d. Request: Variance for impervious coverage and concrete work in 100-year floodplain.

e. Summary

i. Applicant withdrew request. No further action is required.

7. Correspondence

a. None

8. Adjournment

a. Motion to Adjourn

i. Harry Kramer

b. Second Motion to Adjourn

i. Al Champion

c. Vote to Adjourn

i. 5/5 Ayes