

## **Zoning Hearing Board Monthly Minutes**

### **December 4, 2025**

In Attendance: Joanne Redding; Joanne Fields; Harry Kramer; Al Champion; 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, November 6, 2025
  - a. Motion to Approve with Correction to Agenda Number 12
    - i. Motion to Approve
      1. Harry Kramer
    - ii. Second Motion to Approve
      1. Joanne Fields
    - iii. Vote to Approve last month's Minutes—November 6, 2025, with correction to Agenda Number 12.
      1. 4/4 Ayes
4. Continued Hearing for Forman Sign Company (Dan Flaville)
  - a. Appeal Number: 2025-3505
  - b. Location: 1301 Bristol Pike
  - c. Tax Parcel: 02-029-474
  - d. Request: Variance to allow 2<sup>nd</sup> Freestanding Sign on the property
  - e. Attorney: Brielle Brown, Esquire
  - f. Exhibits
    - i. A1-A6: Exhibit packet
      1. A1-Zoning Board Application and Addendum Dated October 2, 2025
      2. A2-Redacted Deed Dated August 28, 2007
      3. A3-Proof of Service
      4. A4-Aerial of Property and Existing Signage
      5. A5-Final Land Development Site Plan Approved March 25, 2019
      6. Sign Package Prepared by Forman Signs Dated April 7, 2025
    - ii. A7-Application with Attachments
    - iii. A8-Certificates of Service
    - 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
    - vii. B4-Letter requesting Continuance of November
  - g. Summary
    - i. Brielle Brown, attorney for the Applicant introduced the Exhibit packet. Ms. Brown called the first witness, Jim Brett, with Forman Signs who described the property. He stated there is already an existing sign on the property at the Bristol Pike Entrance. He spoke about where the new sign's location and how the illuminated sign will follow the code outlined in the ordinance. Mr.

Brett went on to describe the sign and the dimensions of the sign. It was proposed to change the entrance to Biddle Lane to avoid traffic issues. Al Champion agreed with the sign design but feels the two (2) signs are too close together. Joanne Redding inquired about any changes/ modifications to the current sign. Ms. Brown stated the current sign is the only sign for the office building. Tom Panzer asked if the Applicant would be agreeable to the condition that there will be no sign on Biddle Road and Ms. Brown stated yes. The Board discussed the tenants in the office building, most of which are medical offices and a lab. When Joanne Redding, again, inquired about the current sign, it was stated the current sign is staying and there was no plan to replace it at this time. The Board questioned Kenneth Farrall about multiple signage for one (1) property. Joanne Fields stated she is unsure of where these offices are right now with the sign presently there. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the Applicant's request.

- 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. 4/4 Ayes
  - i. Motion to Approve variance to allow 2<sup>nd</sup> freestanding sign on the property.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Al Champion
    - iii. Vote to Approve variance to allow 2<sup>nd</sup> freestanding sign on the property.
      - 1. 4/4Ayes
5. Continued Hearing for Obioma Atufunwa
- a. Appeal Number: 2025-3569
  - b. Location: 2920 Olga Ave
  - c. Tax Parcel: 02-043-110
  - d. Request: Variance to use second floor as an apartment
  - e. Attorney: Bryce McGuigan, Esquire—Begley, Carlin, & Mandio, LLP
  - f. Exhibits
    - i. A1-Application with Attachments
    - ii. A2-Certificates of Service
    - iii. A3-Photographs
    - 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
    - vii. B4-Bryce McGuigan's November Continuation Request
  - g. Summary

h. Mr. McGuigan described the property. He stated it was an existing medical office with a second floor, not ADA accessible, apartment. The property was purchased about a year ago by Dr. Florence. Applicants want to use the first floor a mental health facility with drug and alcohol treatment and the second floor as a personal residence with a separate entrance. They want to renovate the first floor and convert the second floor into two (2) rental units. The Applicant, Obioma Atufunwa, was sworn in and adopted Mr. McGuigan's summary as testimony. Mr. Atufunwa stated the first floor will be for integrated health, which provides more than just behavioral health. Joanne Fields asked if there were two (2) kitchens and how a tenant would access the second apartment with only one (1) entrance leading upstairs. Mr. Atufunwa stated there is another entrance in the back of the property which would be used for the other apartment. Joanne Redding stated she is hesitant about apartments. Applicant knew about the property prior to purchasing the property. Al Champion stated there is no recreational area for the prospective tenants. Joanne Redding stated the property may not attract the best quality tenant. She also stated a child would get struck by a vehicle while riding a bike in a 22-car parking lot. Mr. McGuigan stated the Applicant is willing to have only one (1) apartment. Kenneth Farrall stated a Use and Occupancy Certificate was granted for offices as of 2002. The floor was opened to public comment. Multiple audience members stepped forward in opposition to the Applicant's request. First, Rita Dennis, who requested party status, came forward. She stated she has resided in the area since 1989. She was inquiring why nothing has been done over the year. She stated there is a lot of trash and weeds on the property. She stated no one is taking care of the outside. Concerned it will get worse. Another came forward and stated he was worried about the kind of individuals the apartment and mental health facility will draw. Jim Malencz came forward with concerns regarding traffic because originally only one (1) apartment was proposed but now two (2) apartments are being requested. Christina Quigley stated her biggest concern is for deaf 15-year-old son. She cannot even walk with him to the store without almost getting struck by a vehicle. Mr. McGuigan stepped forward to address the concerns expressed by the audience members. He stated they will reduce the number of apartments from two (2) to one (1) apartment will be three (3) bedrooms. He also stated parking, and traffic will be worse if the upstairs is used as office space. The applicant, a Physician's Assistant at Lower Buck's Hospital, will be there daily to monitor. The medical building will be used for primary care, a walk-in clinic, and for mental health. The property has gone unattended but wants to make it better. He has been trying to figure things out on their own. Al Champion stated he is more inclined to approve one (1) unit verse two (2) units or office space. Al Champion raised the question of what other uses could the property be used as. Kenneth Farrall gave examples of other uses for the building, such as retail or offices. Joanne Redding wondered why the property was not looked at for personal use. More audience members came forward in opposition to the request. Carol Li stated she has similar concerns. She does not feel the area needs any more apartments. She feels the apartment(s) would only bring "riffraff" to the neighborhood. Does not

want any issues in their quiet neighborhood. No further questions or comments from the Board. No other audience members came forward in favor or opposition of the Applicant's request.

- i. 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
  - j. Motion to Approve variance to use second floor as an apartment.
    - i. Motion to Approve
      - 1. Al Champion
    - ii. Second Motion to Approve
      - 1. Harry Kramer
    - iii. Vote to Approve variance to use second floor as an apartment.
      - 1. 1/4 Ayes
        - a. Al Champion
      - 2. 3/4 Nays
        - a. Joanne Fields
        - b. Harry Kramer
        - c. Joanne Redding
6. Continued Hearing for 1214 Bristol Andalusia LLC
- a. Appeal Number: 2025-3674
  - b. Location: 1214 Bristol Pike
  - c. Tax Parcel: 02-029-274
  - d. Request: Variance to use property as gas station/convenience store, impervious coverage, front and side yard setback, off-street parking, loading/unloading space and buffer yard and planting strip from adjacent residential property.
  - e. Attorney: Michael Meginniss, Esquire—Begley, Carlin, & Mandio, LLP
  - f. Summary
    - i. Attorney Michael Meginniss submitted a letter requesting a Continuance. A question-and-answer session for neighbors on December 16, 2025, at 5:30 P.M.
  - g. Motion to Continue Hearing to January 8, 2026
    - i. Motion to Continue
      - 1. Harry Kramer
    - ii. Second Motion to Continue
      - 1. Al Champion
    - iii. Vote to Continue Hearing to January 8, 2026
      - 1. 4/4 Ayes
7. Hearing for Ricardo and Lisa Zaragoza
- a. Appeal Number: 2025-3854
  - b. Location: 912 Wayland Circle

- c. Tax Parcel: 02-074-151-005
  - d. Request: Variance for accessory structures footprint to be 26.6 % of the principal building, shed setback, pool setback, building addition setback
  - 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. B4-Existing features
    - vii. B5 Letter from Quinton Nearon
  - f. Summary
    - i. All parties were sworn in. Applicants Ricardo and Lisa Zaragoza are the contractors, and Kimberly and Stephen MacQuaid are the property owners. They are requesting a larger shed to replace the old shed which is being removed. The other setbacks are for a pool and an accessory structure installed prior to Applicants involvement. No question 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 Testimony
      - 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 accessory structures footprint to be 26.6% of the principal building, shed setback, pool setback, building addition setback.
    - i. Motion to Approve
      - 1. Al Champion
    - ii. Second Motion to Approve
      - 1. Harry Kramer
    - iii. Vote to Approve variance for accessory structures footprint to be 26.6% of the principal building, shed setback, pool setback, building addition setback.
      - 1. 4/4 Ayes
8. Hearing for Robert Schiefer
- a. Appeal Number: 2025-3962
  - b. Location: 231 Hemlock Ave
  - c. Tax Parcel: 02-064-084
  - d. Request: Variance for impervious surface coverage to be more than 45% of lot area for ramp and landing.
  - 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. A temporary ramp was installed for ailing father. The ramp was not stable. He built a sturdier ramp. He did not realize he needed a permit. He thought if the ramp were under a certain square footage he would be fine. He found out recently that he was not. He was also told he is too close to the street based on the ordinance. Needs variance for impervious and right-of-way. No 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 Continue
    - 1. Al Champion
  - iii. Vote to Close Testimony
    - 1. 4/4 Aye
- h. Motion to Approve variance for impervious surface to be more than 45% of lot area for ramp and landing with the condition a “Right-Of-Way” agreement is signed and filed with the Township.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Al Champion
  - iii. Vote to Approve variance for impervious surface to be more than 45% of lot area for ramp and landing with the condition a “Right-Of-Way” agreement is signed and filed with the Township.
    - 1. 4/4 Ayes
- 9. Hearing for Paul and Lynn Tarnowski
  - a. Appeal Number: 2025-4025
  - b. Location: 3201 Fairway Road
  - c. Tax Parcel: 02-043-172
  - d. Request: Variance for impervious coverage, shed in right-of-way, deck setback less than 25 feet and accessory structure on deck less than 10 feet from dwelling.
  - 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. Applicants were sworn in. It was stated they need to sell their home and trying to correct the wrongs. They have a temporary Use and Occupancy Certificate and are working with the Township to rectify what they could in order to comply. No 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. 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 impervious coverage, shed in right-of-way, deck setback less than 25 feet and accessory structure on deck less than 10 feet from dwelling. In “as is” condition.
      - i. Motion to Approve
        - 1. Al Champion
      - ii. Second Motion to Approve
        - 1. Harry Kramer
      - iii. Vote to Approve variance for impervious coverage, shed in right-of way, deck setback less than 25 feet and accessory structure on deck less than 10 feet away from dwelling. In “as is” condition.
        - 1. 4/4 Ayes
- 10. Hearing for Squire Home Builders LLC
  - a. Appeal Number: 2025-4031
  - b. Location: Paris Ave & Charles V. Ellzy Way
  - c. Tax Parcel: 02-007-081
  - d. Request: Variance for lot area and lot frontage, building and impervious to construct single family dwelling
  - e. Summary
    - i. Owner is requesting a Continuance to January 8, 2026.
  - f. Motion to Continue Hearing to January 8, 2025
    - i. Motion to Continue
      - 1. Al Champion
    - ii. Second Motion to Continue
      - 1. Harry Kramer
    - iii. Vote to Continue Hearing to January 8, 2026
      - 1. 4/4 Ayes
- 11. Hearing for Anthony Zampirri
  - a. Appeal Number: 2025-4033
  - b. Location: 4348 Grove Ave
  - c. Tax Parcel: 02-017-092
  - d. Request: Variance for impervious surface coverage, accessory structure coverage, and setback to property line for steps, retaining wall, shed and building separation.

- 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 was sworn in. Mr. Zampirri bought the property five (5) years ago with the intention of making it a rental property; however, decided to move into the home instead. In order to obtain homeowners insurance, he needs to replace the retaining wall, resurface pavements, and replace railings. He obtained the permits and did everything according to the permit instructions. The sheds need a variance, as well as the gazebo (accessory structure). Retaining wall and step is not an issue. Ken Farrall and the Board reviewed the percentages regarding impervious surfaces. No questions or comments from the Board. No audience members 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. Joanne Fields
    - iii. Vote to Close Testimony
      - 1. 4/4 Ayes
  - h. Motion to Approve variance for impervious surface, accessory structure coverage, and setback to property line for steps, retaining wall, shed, and building separation.
    - i. Motion Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Joanne Fields
    - iii. Vote to Approve variance for impervious surface, accessory structure coverage, and setback to property line for steps, retaining wall, shed, and building separation.
      - 1. 4/4 Ayes
12. Discussion regarding: In Re: Frances Bitting
- a. Summary
    - i. Filing a motion for Stipulations of land use appeals.
  - b. Motion to Authorize Solicitor to sign on behalf of the Board.
    - i. Motion to Authorize
      - 1. Al Champion
    - ii. Second Motion to Authorize
      - 1. Harry Kramer
    - iii. Vote to Authorize Solicitor to sign on behalf of the Board.
      - 1. 4/4 Ayes

- c. Motion to Approve variance side yard setback, building separation, accessory structure size, and construction within the floodplain to construct carport with the condition that the carport can never be enclosed.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Al Champion
  - iii. Vote to Approve variance side yard setback, building separation, accessory structure size, and construction within the floodplain to construct carport with the condition that the carpet can never be enclosed.
    - 1. 5/5 Ayes

13. Correspondence

- a. none

14. Adjournment

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