

Zoning Hearing Board Monthly Minutes

November 6, 2025

In Attendance: Joanne Redding; Joanne Fields; 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—October 2, 2025
 - a. Motion to Approve
 - i. Harry Kramer
 - b. Second Motion to Approve
 - i. Joanne Fields
 - c. Vote to Approve last month's Minutes—September 4, 2025
 - i. 5/5 Ayes
4. Extension requests for Alex Fiksmann (now Tom Snyder)
 - a. Appeal Number: 2023-2625
 - b. Location: Master Ave & Linconia Ave
 - c. Request: Variance to construct a single-family dwelling not meeting the minimum required front yard setback distance and lot size.
 - d. Attorney: Michael Meginnis, Esquire—Begley, Carlin, & Mandio, LLP
 - e. Summary
 - i. Mr. Meginnis stated Mr. Snyder purchased this lot a couple of weeks ago. Building plans were submitted to the Township. The prior owner was marketing the property. Al Champion inquired about previous owner's due diligence about moving forward prior to the lapse. Mr. Meginnis is unsure what the prior owner is trying to move forward. Tom Panzer read the ordinance regarding Al Champion's question. It was stated the filing was completed within close proximity and Mr. Snyder should not be held accountable for the previous owner's lack of moving forward. No further questions or comments from the Board. No one from the audience came forward in favor or opposition to the request.
 - f. 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
 - g. Motion for an Extension
 1. Harry Kramer
 - ii. Second Motion for an Extension
 1. Al Champion

- iii. Vote for an Extension
 - 1. 5/5 Ayes
- 5. Continued Hearing for Shyam Builders, LLC (Decision only)
 - a. Appeal Number: 2024-2114
 - b. Location: Wine Ave & McKinley Ave
 - c. Tax Parcel: 02-039-107
 - d. Request: Variance for lot area to be less than 7500 square feet and variance for front yard setback to be less than 25 feet to construct a single-family dwelling
(Remanded appeal back to ZHB from Judge Order)
 - e. Attorney: Bryce McGuigan, Esquire—Begley, Carlin, & Mandio, LLP
 - f. Summary
 - i. This hearing is a continuation from October 2, 2025, for a decision only. The record was closed at the previous hearing, and an executive session was held prior to hearing to discuss the application.
 - g. Motion to Deny variance for lot area for lot area to be less than 7500 square feet and variance for front yard setback to be less than 25 feet to construct a single-family dwelling.
 - i. Motion to Deny
 - 1. Al Champion
 - ii. Second Motion to Deny
 - 1. Harry Kramer
 - iii. Vote to Deny variance for lot area to be less than 7500 square feet and variance for front yard setback to be less than 25 feet to construct a single-family dwelling.
 - 1. 5/5 Ayes
- 6. 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: David Shafkowitz, Esquire
 - f. Exhibits
 - i. A2-New Certificates of Service
 - ii. A8-March 25, 2025, Letter from Quentin Neron with Attachments
 - iii. B4-Request for Continuance
 - iv. September 15, 2025, Amended Relief Request
 - g. Summary
 - i. Tom Panzer reviewed correspondences regarding the Amended September 15, 2025, Relief Request (Exhibit B5). Mr. Shafkowitz gave a quick recap and review of the September 15, 2025, Amended Relief Request. Already submitted Exhibit A7 was reviewed. Al Champion questioned backlighting on the front signage. Mr. Shafkowitz stated the backlighting was included with the square footage. Joanne Redding inquired about the signage on the sign of the building. It was stated the sign size was reduced. Harry Kramer

asked if the sign on the side of the building would be backlit. Mr. Shafkowitz answered in the affirmative. Al Champion asked Ken Farrall could the building be two (2) separate entities if the property was sublet. Ken Farrall stated technically yes. No further questions or comments from the Board. No one from the audience came forward in favor or opposition to the request.

- h. Motion to Close Testimony
 - i. Motion to Close Testimony
 - 1. Harry Kramer
 - ii. Second Motion to Close Testimony
 - 1. Al Champion
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - i. Motion to Approve variance to permit multiple signs to be over the required 50 square feet.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Al Champion
 - iii. Vote to Approve variance to permit multiple signs to be over the required 50 square feet consistent with Exhibit B5 and A7.
 - 1. 5/5 Ayes.
7. Continued hearing for Dr. James Brady
- a. Appeal Number: 2025-3280
 - b. Location: 661 Bristol Pike
 - c. Tax Parcel: 02-023-048
 - d. Request: Variance to use second floor as an apartment
 - e. Summary
 - i. Applicant requested the hearing be continued until January.
 - f. Motion to Continue Hearing to January 2026
 - i. Motion to Continue
 - 1. Al Champion
 - ii. Second Motion to Continue
 - 1. Harry Kramer
 - iii. Vote to Continue Hearing to January 2026
 - 1. 5/5 Ayes
8. 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 2nd Freestanding Sign on the Property
 - e. Summary
 - i. Applicant requested a Continuance to December 4, 2025.
 - f. Motion to Continue Hearing December 4, 2025

- i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Al Champion
 - iii. Vote to Continue Hearing December 4, 2025
 - 1. 5/5 Ayes
- 9. Hearing for Bruce Edwards (Neshaminy Valley Baptist Church)
 - a. Appeal Number: 2025-3505
 - b. Location: 2895 Bristol Road
 - c. Tax Parcel: 02-046-013-002
 - d. Request: Special Exception to allow LED sign
 - e. Attorney: Michael J. Meginniss, Esquire—Begley Carlin & Mandio, LLP
 - 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 Property
 - g. Summary
 - i. Mr. Meginniss stated the applicant would like to replace the already existing sign with an LED sign. The present sign is forty (40) years old and rusted out. The sign needs replacing. A special exception is needed. Bruce Edwards gave some history of the sign. The sign can no longer be repaired, and the church is limited to the number of letters for announcements. The sign would be five (5) feet by eight (8) feet, would be backlit and dimmable. He is willing to comply with all the criteria regarding an LED sign. Al Champion inquired into any issues with the Bristol Road Expansion and Kenneth Farrall stated it would not because the expansion has been completed. Harry Kramer stated this is similar to the sign at Saint Ephrem Parish which was approved recently. Tom Panzer stated the issue is the church is in a residential area and needs a variance. Michael Meginniss stated the applicant is willing to make a verbal amendment to cover the owner and probable future owners. Applicant stated the sign will have a built-in dimmer and will vary by time. No further questions or comments from the Board. Audience member Robert Commans stated he is not against the sign because it needs to be replaced. He did, however, request that the time on the dimmer be from 11 o'clock P.M. to 7 o'clock A.M. instead of midnight to 6 o'clock A.M. Mrs. Theresa Commans came forward stating she is worried about the brightness and will distract drivers.
 - 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. 5/5 Ayes
 - i. Motion to Approve the special exception to allow an LED sign with the following conditions: Static message time is dimmable from 11:00 P.M. to 7:00 A.M. and variance to be in a residential district.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Joanne Fields
 - iii. Vote to Approve the special exception to allow an LED sign with the following conditions: Static message time is dimmable from 11:00 P.M. to 7:00 A.M. and variance to be in a residential district.
 - 1. 5/5 Ayes
10. Hearing for Nicholas J. and Lauren F. Martino
- a. Appeal Number: 2025-3539
 - b. Location: 905 Bridgewater Road
 - c. Tax Parcel: 02-077-011
 - d. Request: Variance for shed to be 41.5% of the primary dwelling which is greater than 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. B2-Proof of Posting on the Premise
 - f. Summary
 - i. In 2021, applicant replaced a shed. They thought the permit was approved and found out afterwards that it was actually denied. The denial letter was sent to an inaccurate email address. No impervious issues, according to Kenneth Farrall. The stone driveway and shed were completed at the same time. The Board had no questions or comments. No one from the audience came forward in favor or opposition to the application.
 - 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 for shed to be 41.5% of the primary dwelling which is greater than 25%.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve

1. Tony Cascerceri
- iii. Vote to Approve variance for shed to be 41.5% of the primary dwelling which is greater than 25%.

1. 5/5 Ayes

11. 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. Summary:
 - i. Applicant is requesting a Continuance to December 4, 2025.
- f. Motion to Continue Hearing to December 4, 2025
 - i. Motion to Continue
 1. Al Champion
 - ii. Second Motion to Continue
 1. Harry Kramer
 - iii. Vote to Continue Hearing to December 4, 2025
 1. 5/5 Ayes

12. Hearing for Francis C. Cuthbertson Jr.

- a. Appeal Number: 2025-3604
- b. Location: 6354 Fernwood Ave
- c. Tax Parcel: 02-056-054-004
- d. Request: Variance for side yard setback, building separation, accessory structure size, and construction within the floodplain to construct carport
- 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. Francis Cuthbertson is the architect and applicant for property owner, Tracy Roberts. Ms. Roberts wants a carport, so she is protected from a downpouring rain. It will be too close to the property line. The carport would be completely open. Tom Panzer reviewed the application and attachments. Tom Panzer also stated the Board is known to deny structures within a floodplain. The applicant plans on anchoring below the front line and will withstand a flood. The posts will be six (6) inches by six (6) inches at a minimum. Ms. Roberts bought the house in November 2024. Everything was already there regarding additional structures. The applicant is agreeable to the condition not to enclose the carport and would work together with Ken Farrall regarding the flood plain. The Board had no questions or comments. 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 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. Hearing for Ronald and Maria Morris (Reopen Hearing for additional relief)
- a. Appeal Number: 2024-1557
 - b. Location: 1544 Lavender Road
 - c. Tax Parcel: 02-032-164
 - d. Request: Variance to expand footprint on existing garage for the construction of an in-law suit.
 - 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. Originally, in June 2024, the applicant downsized to 850 square feet footprint to 690 square feet. The structure was flagged. The setbacks are good, and the foundation increased on the ground. Ken Farrall was sworn in. He explained the reasoning behind the request to come back in front of the Board. Questions arose regarding the square footage. No one from the audience came forward in favor 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. 5/5 Ayes

- h. Motion to Approve variance to expand footprint on existing garage for the construction of an in-law suite with conditions (no cooking facility and no more than 850 square feet)
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance to expand footprint on existing garage for the construction of an in-law suite with conditions (no cooking facility and no more than 850 square feet)
 - 1. 5/5 Ayes

14. Hearing for Ellen Greenberg

- a. Appeal Number: 2025-3673
- b. Location: 5665 Hulmeville Rd
- c. Tax Parcel: 02-051-008
- d. Request: Variance to use property as a pet care facility with indoor boarding (kennel), day care, outdoor exercising area, grooming and training.
- e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. A3-Aerial Photo
 - 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
- f. Summary
 - i. Attorney Michael Meginniss introduced himself as the attorney for the applicant. The applicant wants to relocate her Doggy Daycare from Middletown Township to Bensalem Township. No vet use and no retail. Just Boarding, grooming, and daycare for dogs. Looking to occupy the previous Wild Pets location. Laura Lenahan reviewed the summary and stated that right now the only employees are her and Ms. Greenberg. Al Champion questioned if the facility would operate on 24-hour coverage. Ms. Lenahan stated they will likely hire two (2) employees to handle overnight shifts. No more than ten (10) to fifteen (15) dogs at the same time will be on the premises. They chose this site because of the huge green space. They are awaiting quotes on fencing. In order to operate, they must obtain a license from the Department of Agriculture. An inspector comes out every six (6) months. No further questions and/or comments from the Board. No one from the audience came forward in favor or opposition of the request. Ken Farrall did request the Board, if they choose to approve the request, to include the conditions to apply for a permit for a fence and any other interior or exterior land alterations and to make sure all license updates get submitted to the Township.
- 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. 5/5 Ayes
 - h. Motion to Approve variance request to use property as a pet care facility with indoor boarding (kennel), daycare, outdoor exercising area, grooming, and training with the conditions to obtain permits for a fence and any interior/exterior alteration of land and to file all license updates with the Township.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance request to use property to use property as a pet care facility with indoor boarding (kennel), daycare, outdoor exercising area, grooming, and training with the conditions to obtain permits for a fence and any interior/exterior alterations of land and to file all license updates with the Township.
 - 1. 5/5 Ayes
- 15. 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. The applicant requested a Continuance to December 4, 2025.
 - g. Motion to Continue Hearing to December 4, 2025
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Joanne Fields
 - iii. Vote to Continue Hearing to December 4, 2025
 - 1. 5/5 Ayes
- 16. Hearing for Joseph John Inc
 - a. Appeal Number: 2025-3684
 - b. Location: 555 Street Road
 - c. Tax Parcel: 02-066-072
 - d. Request: Variance for impervious surface, buffer yards, and parking stall dimensions to construct two (2) warehouse structures.
 - e. Attorney: Bryce H. McGuigan, Esquire—Begley, Carlin, & Mandio, LLP

- f. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. A3- November 5, 2025, Letter amending application.
 - 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
- g. Summary
 - i. Mr. McGuigan came forward and gave a background to the property and the property owners. Mr. McGuigan reviewed the revised plan submitted to the Board. It was stated an approval for a warehouse was granted in 2013. The applicants would like approval to demolish the office building presently on the property and build a secondary warehouse. The office building is over one hundred (100) years old and in need of desperate repair. There is no intention of anything added or changed to the warehouse approved in 2013. Applicants did not know there were any zoning issues until they were in the land and development process when the property was flagged. Mr. McGuigan began to review the variances requested and the reasons for the variances. Mr. Nick Rose and Tony Cimino were both sworn in and both adopted Mr. McGuigan's summary as their testimony. Mr. Rose is the engineer, and Mr. Cimino is the property owner. Mr. Cimino described what is on the property. Joanne Redding inquired about the number of trailers on the property. She was told six (6) to eight (8) and the number of trailers will be reduced when the second warehouse opens. More discussions regarding the history of the property. No further questions or comments from the Board. No one from the audience stepped forward in opposition or favor of the application.
- 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. 5/5 Ayes
- i. Motion to Approve variance request for impervious surface, buffer yards, and parking stall dimensions to construct two (2) warehouse structures.
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance request for impervious surface, buffer yards, and parking stall dimensions to construct two (2) warehouse structures.
 - 1. 5/5 Ayes

17. Correspondence

- a. none
- 18. Adjournment
 - a. Motion to Adjourn
 - i. Harry Kramer
 - b. Second Motion to Adjourn
 - i. Tony Cascerceri
 - c. Vote to Adjourn
 - i. 5/5 Ayes