

Zoning Hearing Board Monthly Minutes

October 2, 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—September 4, 2025
 - a. Motion to Approve
 - i. Harry Kramer
 - b. Second Motion to Approve
 - i. Al Champion
 - c. Vote to Approve last month's Minutes—September 4, 2025
 - i. 4/5 Ayes
 1. Al Champion
 2. Joanne Redding
 3. Tony Cascerceri
 4. Harry Kramer
 - ii. 1/5 Abstained
 1. Joanne Fields
4. Extension request for Luber 74 LLC, Now Costa Homes, Inc.
 - a. Appeal Number: 2023-2637
 - b. Location: 2025 State Road
 - c. Tax Parcel: 02-064-058
 - d. Request: Variance to preserve less than the minimum 50% of natural and open space.
 - e. Attorney: Michael Meginnis, Esquire—Begley, Carlin, & Mandio, LLP
 - f. Summary
 - i. A one (1) year extension is being requested. Costa Homes is now the property owner and needs time to re-evaluate.
 - g. Motion for an Extension
 1. Al Champion
 - ii. Second Motion for an Extension
 1. Harry Kramer
 - iii. Vote for an Extension
 1. 5/5 Ayes
5. Continued Hearing for C & M Best Choice
 - 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. Summary
 - i. A Continuance to November 6, 2025 was requested
 - g. Motion to Continue Hearing to November 6, 2025
 - i. Motion to Continuation
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Al Champion
 - iii. Vote to Continue Hearing to November 6, 2025
 - 1. 5/5 Ayes
6. Continued Hearing for Agnesa & Mitchel Leyzerzon
- a. Appeal Number: 2025-1778
 - b. Location: 4726 Oak Ave
 - c. Tax Parcel: 02-005-279
 - d. Request: Variance to allow existing structure to be utilized as two (2) dwellings.
 - e. Attorney: Michael J. Meginniss, Esquire/Bryce McGuigan, 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
 - vi. B4-Continuance request from applicant
 - g. Summary
 - i. Mr. McGuigan gave a history of the property. The property was purchased in 2020. The previous owner did work without permits. They are not investors. The property was listed as a duplex. Applicants are looking for a use variance to allow duplex to remain. Agnesa Leyzerzon was sworn in and adopted Mr. McGuigan’s summary as testimony. It was stated that there are other duplexes in the area. If request is not approved, then the applicants would have to make significant changes. Joanne Redding inquired about a Use and Occupancy certificate. Mrs. Leyzerzon said she received one but does not recall much about it. Ken Farrall was sworn in. Mr. Farrall stated there is a Use and Occupancy on file for a single-family home. No record of an in-law suit, or multi-family dwelling. Only the single-family dwelling box was checked. Al Champion inquired about the two (2) certificates for electrical meters. Ken Farrall’s understanding is there are two (2) meters but there is no mention on the certificates. Mr. McGuigan stated there are two (2) separate families living there. Mrs. Leyzerzon the property has two (2) electrical meters, one water meter, and one sewer meter. Due to COVID, there was no home inspection done. Tom Panzer looked at the copy of the deed submitted. He asked if the value on the deed matched what was actually paid. Ms. Leyzerzon stated “yes.” The Board consulted on-line sources, Zillow and Redfin, for a written description of the property. Joanne

Redding stated the property was never advertised as a duplex. It was advertised as an in-law suit. Mrs. Leyzerzon stated she cannot recall the name of the realtor. Joanne Redding stated that they only need to remove the stove. Mr. Farrall also stated that only one stove is allowed per house. The only appliances allowed are a small bar fridge and a microwave. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the request.

- h. Motion to Close Testimony
 - i. Motion to Close Testimony
 - 1. Al Champion
 - ii. Second Motion to Close Testimony
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - i. Motion to Deny Variance to allow existing structure to be utilized as two (2) dwellings
 - i. Motion to Deny
 - 1. Al Champion
 - ii. Second Motion to Deny
 - 1. Harry Kramer
 - iii. Vote to Deny Variance to allow existing structure to be utilized as two (2) dwellings.
7. Continued hearing for Biplob Acharjoy
- a. Appeal Number: 2025-2183
 - b. Location: 3638 Morrow Drive
 - c. Tax Parcel: 02-011-007
 - d. Request: Variance for rear yard setback to construct addition.
 - e. Exhibit:
 - i. A3—Floor plan
 - f. Summary
 - i. Tom Panzer gave a history from the prior hearing in August. Barsana Acharjoy, daughter of applicant, was sworn in. They are a family of six (6). Currently, they do not have a dining room. Her parents would like an addition to be able to host family gatherings during holidays. Joanne Fields heard community gatherings have been conducted. Ms. Acharjoy stated just gatherings with family during the holidays. Joanne Fields asked if this addition will be placed on the existing concrete pad. Ms. Acharjoy stated yes. Al Champion and Ken Farrall discussed the building construction. No other comments or questions 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. Al Champion
 - ii. Second Motion to Close

1. Harry Kramer
 - iii. Vote to Close Testimony
 1. 4/5 Ayes
 - a. Harry Kramer
 - b. Joanne Redding
 - c. Al Champion
 - d. Tony Cascerceri
 2. 1/5 Nays
 - a. Joanne Fields
 - h. Motion to Approve variance for rear yard setback to construct addition for residential use only; no assembly events; and must follow up with the Building and Planning Department.
 - i. Motion to approve
 1. 4/5
 - a. Harry Kramer
 - b. Joanne Redding
 - c. Al Champion
 - d. Tony Casceri
 2. 1/5 Nays
 - a. Joanne Fields
8. Continued Hearing for Ionna LLC
 - a. Appeal Number: 2025-2511
 - b. Location: 2200 Bristol Road
 - c. Tax Parcel: 02-051-007
 - d. Request: Variance for front yard setback, number of required parking spaces and vision obstruction to construct EV charging stations with canopy.
 - e. Attorney: Tyler T. Prime, Esquire
 - f. Exhibits
 - i. A3-Dewberry Plan set
 - ii. A4-Dimension Plan prepared by Dewberry (last revised September 30, 2025)
 - g. Summary
 - i. This is a continued hearing from August to gather more information for the Board. Mr. Prime recapped the previous hearing and reviewed pictures briefly to show what charging stations would look like. Mr. Prime stated the variance for canopies is withdrawn. Deep Patel, Civil Engineer for Dewberry, was sworn in and described what the applicant is looking to do. The project will consist of installing five (5) EV charging stations, a lamp post, and transformers. There is no site triangle issues. Mr. Patel explained the dimensions and locations of the five (5) charging stations and transformer. Andres Villacres, site development manager and Ionna representative, was sworn in and spoke about the locations of the “brain” for the charging stations. Al Champion inquired about adding barriers to prevent drivers from hitting the chargers. Attorney Prime stated that can absolutely be done. The parking was explained and stated they are still thirty (30) spaces over the

mandated ordinance. Ken Farrall stated land and development plan shows there is a shortage. It is possible more spaces were created. It will be verified. Attorney Prime stated the applicant is willing to request a variance for parking if the Board prefers. Ken Farrall reviewed the site distance and is okay with the Dewberry calculations. Attorney Prime stated they will keep all variance to err on the side of caution. No need to come back. No further questions and/or questions. No one from the audience came forward in favor or opposition to the 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. 5/5 Ayes
 - i. Motion to Approve variance for front yard setback, number of required parking spaces and bollards for protection
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Al Champion
 - iii. Vote to Approve variance for front yard setback, number of required parking spaces and bollards for protection.
 - 1. 5/5 Ayes
9. 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. Mr. Bryce McGuigan, in for Mr. Meginniss, came forward. Variance request is withdrawn without prejudice. No action is required from the Board.
10. Continued 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. 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, Chirag Banker, was sworn in. He stated he and his wife wish to extend their deck. They are requesting a variance for three (3) feet. The deck is elevated four (4) feet from the ground. 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 for rear yard setback to construct a deck
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance for rear yard setback to construct a deck
 - 1. 5/5 Ayes
11. Hearing for Chaitaliben & Kirtan Patel
- a. Appeal Number: 2025-3096
 - b. Location: 1420 Lavender Road
 - c. Tax Parcel: 02-032-185
 - d. Request: Variance for side yard setback to construct a deck
 - 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, Kirtan Patel was sworn in. They wish to build a deck, so kids have a safe place to play. It will be three (3) feet from the ground. They share a six (6) foot privacy fence with their neighbor. The Board and Mr. Patel discussed the size of the deck. It was agreed to by the Applicant to construct a nine (9) foot deck. Audience member, Justin Ruiz came forward. He stated the fence is on his property. He paid for the fence. The deck is already existing and touching his fence. He is completely against the construction. Another audience member, Ashley Riz, came forward. She wanted privacy and the deck would allow the applicants to see into her yard. They have enough room in the back yard. Chaitali Patel stated only steps were put in. Needs a permit. The deck is not yet permanent. It can still be moved. The deck was

constructed without a permit. Tom Panzer stated if the deck gets denied then the other option is to build a deck in the back yard and go through the permit process.

- 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 Deny variance for side yard setback to construct a deck
 - i. Motion to Deny
 - 1. Harry Kramer
 - ii. Second Motion to Deny
 - 1. Al Champion
 - iii. Vote to Deny variance for side yard setback to construct a deck
 - 1. 5/5 Ayes
12. Hearing for David Veneziale
- a. Appeal Number: 2025-3223
 - b. Location: 1157 Lowell Avenue
 - c. Tax Parcel: 02-029-234
 - d. Request: Variance for front yard setback to construct a deck.
 - 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, David Veneziale, was sworn in. Mr. Veneziale is looking to expand on an already existing deck. He wants to make the deck the same length as his home. No questions or comments from the Board. No one came forward in favor or opposition to the applicant's 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 for front yard setback to construct a deck.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve

1. Al Champion
 - iii. Vote to Approve variance for front yard setback to construct a deck.
 1. 5/5 Ayes
13. Hearing for Shyam Builders LLC
 - a. Appeal Number: 2024-2114
 - b. Location: Wine Avenue & McKinley Avenue
 - c. Tax Parcel: 02-039-107
 - d. Request: Variance for lot area to be less than 7500 sq ft and variance for front yard setback to be less than 25 ft to construct a single-family dwelling (**Remanded appeal back to ZHB from Judges Order**)
 - e. Attorney: Bryce H. McGuigan—Begley, Carlin & Mandio LLC
 - f. Exhibits
 - i. A6-Updated Certificates of Service
 - ii. A7-Collection of Correspondences with Attachments (9/15/25)
 - iii. A8-Original Deed—pre-subdivision
 - iv. B5-Remand Order
 - v. B6-Proof of Publication in the Bucks County Courier Times
 - vi. B7-Proof of Posting on the Premise
 - g. Summary
 - i. Tom Panzer gave a history of the application and the Zoning Board Denial in August, 2024. The decision was appealed. The Court of Common Pleas remanded back for a more complete record. Judge Yeager need more evidence. Mr. McGuigan gave a summary of evidence Judge Yaeger requested. New supplemental exhibits were submitted and briefly summarized. John Richards was sworn in and accepted Mr. McGuigan’s summary as testimony. Mr. Richards and Mr. McGuigan reviewed the supplemental exhibits. The lot was reviewed, and they discussed the reasons why some uses would not work. Al Champion compared the sizes of the surrounding area verse the size of the home being constructed. Al Champion suggested a smaller/narrower construction. No comments and/or questions 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
 1. Al Champion
 - ii. Second Motion to Close
 1. Harry Kramer
 - iii. Vote to Close Testimony
 1. 5/5 Ayes
 - i. Motion to Continue for a decision to November 6, 2025
 - i. Motion to Continue
 1. Al Champion
 - ii. Second Motion Continue
 1. Harry Kramer

- iii. Vote to Continue for a decision to November 6, 2025
 - 1. 5/5 Ayes

14. Correspondence

- a. None

15. Adjournment

- a. Motion to Adjourn
 - i. Harry Kramer
- b. Second Motion to Adjourn
 - i. Al Champion
- c. Vote to Adjourn
 - i. 5/5 Ayes