

## Zoning Hearing Board Monthly Minutes

### January 8, 2026

In Attendance: Tony Cascerceri, Joanne Redding, Joanne Fields, Kenneth Farrall, Harry Kramer, Ed Tokmajian, Sr., and Tom Panzer

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, December 4, 2025
  - a. Motion to Approve Last month's Minutes—December 4, 2025
    - 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. 4/5 Ayes
        - a. Joanne Redding
        - b. Harry Kramer
        - c. Joanne Fields
        - d. Tony Cascerceri
      2. 1/5 Abstain
        - a. Ed Tokmajian, Sr.
4. Reorganization of the Board
  - a. Chairperson—Joanne Redding
    - i. Nominated by Harry Kramer
    - ii. Second Nomination by Joanne Fields
    - iii. Vote for Joanne Redding as Chairperson for the Zoning Board
      1. 5/5 Ayes
  - b. Vice Chairperson—Harry Kramer
    - i. Nominated by Joanne Fields
    - ii. Second Nomination by Tony Cascerceri
    - iii. Vote for Harry Kramer as Vice Chairperson for the Zoning Board
      1. 5/5 Ayes
  - c. Secretary—Joanne Fields
    - i. Nominated by Tony Cascerceri
    - ii. Second Nomination by Harry Kramer
    - iii. Vote for Joanne Fields as Secretary for the Zoning Board
      1. 5/5 Ayes
  - d. Meeting Dates
    - i. Motion to Accept—Harry Kramer
    - ii. Second Motion to Accept—Tony Cascerceri
    - iii. Vote to Accept Meeting Dates

1. 5/5 Ayes
    - e. Solicitor—Tom Panzer
      - i. Nomination by Joanne Fields
      - ii. Second Nomination by Harry Kramer
      - iii. Vote for Tom Panzer, Esquire as Solicitor
        1. 5/5 Ayes
    - f. Court Reporter—Cindy Oliverio
      - i. Nomination by Joanne Redding
      - ii. Second Nomination by Ed Tokmajian, Sr.
      - iii. Vote for Cindy Oliverio for Court Reporter
        1. 5/5 Ayes
    - g. Clerk and fee—Nicole Austin
      - i. Nomination by Joanne Redding
      - ii. Second Nomination by Tony Cascereri
      - iii. Vote for Nicole Austin for Clerk and Clerk Fee
        1. 5/5 Ayes
    - h. Official Publication—Bucks County Courier Times
      - i. Motion for the Bucks County Courier Times as the official publication for the Zoning Board
        1. Harry Kramer
      - ii. Second Motion for the Bucks County Courier Times as the official publication for the Zoning Board
        1. Tony Cascereri
      - iii. Vote for the Bucks County Courier Times as the official publication for the Zoning Board
        1. 5/5 Ayes
  5. Continued Hearing for Dr. James Brady
    - a. Appeal Number: 2025-3208
    - b. Location: 661 Bristol Pike
    - c. Tax Parcel: 02-023-048
    - d. Request: Variance to use second floor as an apartment
    - e. Attorney: Michael Meginnis, Esquire—Begley, Carlin, & Mandio
    - f. Exhibits
      - i. A1-Application with Attachments
      - ii. A2-Certificates of Service
      - iii. A3-Pictures
      - 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. Meginnis gave an overview of the property purchased in 1999. The second floor was rented as commercial office space. It has been vacant since the COVID shutdown in 2020. The property already has a second meter, a kitchenette area, bathroom, 2 rooms that can be used as bedrooms, and plenty of parking. Dr.

Brady was sworn in. Dr. Brady stated he has made many attempts to acquire a commercial business tenant to no avail. The two (2) rooms that could be used as bedrooms. The rooms were offices. No conversions are needed in order to rent out as an apartment. No 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. Harry Kramer
    - ii. Second Motion to Close
      - 1. Tony Cascerceri
    - iii. Vote to Close Testimony
      - 1. 5/5 Ayes
  - i. Motion to Approve variance to use second floor as an apartment.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Tony Cascerceri
    - iii. Vote to Approve variance to use second floor as an apartment.
      - 1. 5/5/ Ayes
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. Exhibits
    - i. A1- October 2025 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-November and December 2025 Continuation Request
  - g. Summary
    - i. Mr. Meginniss gave a history of the property. The applicant is requesting a convenience store on the property. Applicant will be reducing building coverage, impervious coverage and adding green space as agreed upon with the neighbors. The 24-hour operation will also be eliminated. New hours of operation will be five o'clock (5:00) A.M. to 11 o'clock (11:00) P.M. The applicant is willing to install sidewalks for pedestrians. The applicant will be working with the Department of Transportation and the township regarding traffic flow at Penn Street. Many variances are due to non-conformities. Mr.

Meginniss reviewed the site place and variance. Meginniss reviewed the site plan and variances. David Spause, manager and Brian Madsen, engineer, were sworn in. Meginniss questioned Mr. Spause about the property and use. He is agreeable to all conditions. Tony Cascerceri asked if auto repairs were being done presently. Mr. Spause stated no and that service will be eliminated. Joanne Redding received confirmation that no further expansion will be done on the property. Mr. Madsen gave detailed testimony regarding the proposed site plan. Tom Panzer received confirmation that a new storm management system will be installed. The Board did not have any other questions or comments at this moment. The floor was open to audience for public comment. Marshall Simmons commended Mr. Spause for hosting a December meeting, however, is still against the application because of an increase in traffic. Shawn Malloy stated he is concerned with vehicle headlights shining into his home. He does not think adding bushes is going to help with blocking the headlights since the proposed parking spaces are being proposed will face his home. The fence is not helping with that situation now. Mr. Meginniss addressed the situation by agreeing to erected a privacy fence to block the headlights shining into homes. Tom Panzer did make the audience members aware that if the application was approved the applicant will still have to go through the land and development process with the township. Pattie Kantner came forward. She stated she appreciates the aesthetic upgrade. However, she feels directing traffic onto Penn Street will be a nightmare. She stated it is hard enough for residents to enter and exit the neighborhood because it is the only way in or out of the development. She stated the bushes are not an option, she would prefer a sound barrier to prevent the sounds, light, and vagrants to separate the business from the neighborhood. Wes Myers stated he was having trouble hearing some of the testimony. He asked if alcohol will be sold at the convenience store. The answer was "no." He also inquired about what was stated about PennDot. Tony Cascerceri did agree that he is worried about the traffic congestion as well. Jim Kantner stated he is worried about the convenience store getting robbed and the criminals running through the neighborhood. He also stated a stop sign is needed in the area due to multiple accidents. Paul Fitzpatrick is concerned with traffic and congestion. He stated Route 13 backs up as it is. He also rebutted the testimony of only box trucks for deliveries by stating 18-wheelers deliver gasoline. He also is concerned with the lights shining in homes. Caitlin Klin participated in the December meeting, and she stated the current access point is blocked by a chain linked fence. She also stated if the fence came out it would cause more commercial traffic. Mr. Madsen addressed this concern by letting the audience know this issue is up for investigation. Mr. Meginniss stated this issue would be up to the township on how to maneuver and the concern with the smaller access point is per the fire marshal. Mr. Madsen reminded everyone that some of the garage space will be removed. Mr. Meginniss stated the parking spaces are included for functionality. Tom Panzer stated the issue regarding fire marshal access should

be up to the planning and development process. Harry Kramer stated he would like to see a revised plan. Ed Tokmajian, Sr. questioned the loading/unloading with 16-wheeler trucks. Mr. Meginniss stated the dedicated loading area is for box trucks only. Ed Tokmajian, Sr. stated he will not agree to any conditions because he wants to see a new plan. Joanne Redding also stated Continuance is needed because the Board wants to see a revised plan showing the concerns addressed.

- h. Motion to Continue Hearing to February 5, 2026
  - i. Motion to Continue
    - 1. Harry Kramer
  - ii. Second Motion to Continue
    - 1. Ed Tokmajian, Sr.
  - iii. Vote to Continue Hearing to February 5, 2026
    - 1. 5/5 Ayes
- 7. Continued Hearing for Squire Home Builders LLC2
  - 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 February 5, 2026. This is the second request. Applicant must readvertise.
  - f. Motion to Continue Hearing to February 5, 2026
    - i. Motion to Continue
      - 1. Harry Kramer
    - ii. Second Motion to Continue
      - 1. Joanne Fields
    - iii. Vote to Continue Hearing to February 5, 2026
      - 1. 5/5 Ayes
- 8. Hearing for William Fitzgerald
  - a. Appeal Number: 2025-3855
  - b. Location: 2494 Ogden Avenue
  - c. Tax Parcel: 02-062-078
  - d. Request: Variance for accessory structure to exceed 25% of the principal building
  - 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
  - f. Summary
    - i. Mr. Fitzgerald was sworn in. He states he has had a shed on his property for 25 years. The neighbors building a house on the property next door reported him for the shed as retaliation over a disagreement. Tom Panzer reviewed the

square footage of the shed with Mr. Fitzgerald. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the application.

- g. Motion to Close Testimony
    - i. Motion to Close Testimony
      - 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 for accessory structure to exceed 25% of the principal building.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Tony Cascerceri
    - iii. Vote to Approve variance for accessory structures to exceed 25% of the principal building.
      - 1. 5/5 Ayes
9. Hearing for Patrick Goodwin
- a. Appeal Number: 2025-4331
  - b. Location: 4630 Hazel Avenue
  - c. Tax Parcel: 02-005-294
  - d. Request: Variance for front yard setback to construct 2<sup>nd</sup> story addition
  - 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. Mr. Goodwin was sworn in. He stated he needs a setback for a second-floor addition. He has resided in his home for the last 16 years. There are other second-floor homes in the area. The neighbors are supportive. He believes that adding a second floor to the already existing home will increase the property value. Discussions between Mr. Goodwin and Tom Panzer took place regarding the shape of the property. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the application.
  - g. Motion to Close Testimony
    - i. Motion to Close
      - 1. Harry Kramer
    - ii. Second Motion to Continue
      - 1. Tony Cascerceri
    - iii. Vote to Close Testimony

1. 5/5 Aye
  - h. Motion to Approve variance for front yard setback to construct 2<sup>nd</sup> story addition.
    - i. Motion to Approve
      1. Harry Kramer
    - ii. Second Motion to Approve
      1. Joanne Fields
    - iii. Vote to Approve variance for front yard setback to construct 2<sup>nd</sup> story addition.
      1. 5/5 Ayes
10. Hearing for Stephen Blackmore
  - a. Appeal Number: 2025-4347
  - b. Location: 3756 Hickory Lane
  - c. Tax Parcel: 02-019-032
  - d. Request: Variance for footprint of garage to be 30.3% which is greater than 25% required.
  - 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. Mr. Blackmore was sworn in. He stated he has a couple vintage cars sitting out front of his home getting weathered. He would like a garage to store the cars in to protect them. Joanne Redding stated it is a big pole barn. Mr. Blackmore agreed. Harry Kramer inquired about utilities. Mr. Blackmore stated he will not need utilities. Kenneth Farrall asked Mr. Blackmore if he worked out the issues with the township engineer. Mr. Blackmore affirmed. Joanne Fields inquired about a driveway. Mr. Blackmore stated there would not be a driveway. He only planned to remove the cars from the garage when it was nice and would just drive across the grass. Joanne Redding inquired about the shed. He stated the shed would be removed. No further questions or comments from the Board. No audience members came forward in favor or opposition of the application.
  - 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. 5/5 Ayes
  - h. Motion to Approve variance for footprint of garage to be 30.3% which is greater than 25% required.
    - i. Motion to Approve
      1. Harry Kramer
    - ii. Second Motion to Approve

1. Joanne Field
- iii. Vote to Approve variance for footprint of garage to be 30.3% which is greater than 25% required.

1. 5/5 Ayes

11. Hearing for Daniel Kostinsky and Andrew Kazakevich

- a. Appeal Number: 2025-4350
- b. Location: 3237 Bristol Road
- c. Tax Parcel: 02-019-032
- d. Request: Variances for outdoor recreational facility to be 5 ft. from building. 57' from side or rear property and 63' from property line abutting residential district.
- e. Attorney: Justin Krik, Esquire
- f. Exhibits
  - i. A1-Application with attachments
  - ii. A2-Certificates of Service
  - iii. A3-12/4/2025 Site Plan
  - 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. Krik introduced himself as the representative of the potential buyer who wants to open another daycare center. Per state regulations a recreational area must be included to open a daycare center. Mr. Krik reviewed the site plan and explained the dimensions and setbacks. He also discussed the traffic flow plan and parking. He also stated the hours of operation would be seven o'clock A.M. (7:00 A.M.) to six o'clock P.M. (6:00 P.M.). Howard Cohen, sole owner of Bristol Road LLC, was sworn in. Mr. Cohen adopted the summary as testimony and agreed to allow the buyer to file as the applicant. He stated the sale is dependent upon approval of recreational area. Boris Shpilsky also adopted the summary as the representative and proposed buyer. Joanne Redding questioned the parking spaces. Mr. Krik explained the reasoning for the number of parking spaces. Mr. Mark Havers was sworn in. Mr. Havers created the site plan. He stated removing the parking spaces would not change the setbacks and would only create added green space. Harry Kramer inquired about the age group of the children. Mr. Krik stated the daycare center will take care of infants to Pre-K aged children. Approximately 103 children in total. Joanne Fields asked if the play area is fenced in. Mr. Krik stated the play area will be fenced in with security. The floor was opened to public comment. Mr. Bill Cavin came forward and was sworn in. Mr. Cavin stated the buffer has been problematic recently. The trees died and have been removed. He does not like the idea of a daycare center in his backyard. He is afraid the residents from the apartments across the street would use the recreational area during non-operational hours. He also stated an incident regarding a tree falling and knocking out the power in the area. He stated the present owner would not do anything until he contacted the township. Tom Panzer stated conditions could be put into effect and the

applicants would still have to go through the land and development process. Mr. Cavin stated he feels it is a bad idea because the property is an office building not a daycare center. Joanne Redding stated the playground area will have to be locked and secured when not in use, the fence will have to be a six (6) foot privacy fence, and Arbor Vitae trees be planted would need to be conditioned if approved.

- h. 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
- i. Motion to Approve variance for outdoor recreational facility to be 5 feet from building, 57 feet from side or rear property and 63 feet from property line abutting residential district with the following conditions: recreational area will be locked and secured when not in use, the fence around the recreational area will be a six (6) foot privacy fence, and Arbor Vitae trees be planted.
  - i. Motion to Approve
    - 1. Harry Kramer
  - ii. Second Motion to Approve
    - 1. Tony Cascerceri
  - iii. Vote to Approve variance for outdoor recreational facility to be 5 feet from building, 57 feet from side or rear property and 63 feet from property line abutting residential district with the following conditions: recreational area will be locked and secured when not in use, the fence around the recreational area will be a six (6) foot privacy fence, and Arbor Vitae trees be planted.
    - 1. 5/5 Ayes

12. Hearing for Shauna Souchuck

- a. Appeal Number: 2025-4359
- b. Location: 3752 Mechanicsville Road
- c. Tax Parcel: 02-033-009
- d. Request: Variance for shed to be 1 foot from property line and to exceed 25% of the primary building.
- 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. Ms. Souchuck was sworn in. She stated the shed was already on the property at the time of purchase. The inspector flagged the shed and was told a variance is needed for the size. She is willing to move the shed anywhere on her property.

She has a temporary Use and Occupancy Certificate. Ken Farrall affirmed the issue came about during the Use and Occupancy process. No questions or comments from the Board. No one from the audience came forward in favor or opposition of the applicant's 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. 5/5 Ayes
  - h. Motion to Approve variance for shed to be one (1) foot from the property line and to exceed 25% of the primary building.
    - i. Motion Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Tony Cascerceri
    - iii. Vote to Approve variance for shed to be one (1) foot from the property line and to exceed 25% of the primary building.
      - 1. 5/5 Ayes
13. Hearing for John Joseph Inc
- a. Appeal #: 2025-4391
  - b. Location: 555 Street Road
  - c. Tax Parcel: 02-066-072
  - d. Request: Variance for front yard setback for secondary frontage along Moore Ave.
  - e. Attorney: Bryce H. 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 Premise
    - vi. B4-12/22/2025 ZHB Decision
  - g. Summary
    - i. Mr. Meginnis appeared for Mr. McGuigan. Mr. Meginnis gave a summary of the property and previous applications. Land and Development sent the applicant back to the Zoning Board for a setback variance. Anthony Cimino was sworn in and adopted the summary. No 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
      - 1. Harry Kramer
    - ii. Second Motion to Close
      - 1. Joanne Fields

- iii. Vote to Close Testimony
      - 1. 5/5 Ayes
  - i. Motion to Approve variance for front yard setback for secondary frontage along Moore Avenue.
    - i. Motion to Approve
      - 1. Harry Kramer
    - ii. Second Motion to Approve
      - 1. Joanne Fields
    - iii. Vote to Approve variance for front yard setback for secondary frontage along Moore Avenue
      - 1. 5/5 Ayes
- 14. Hearing for AB Showcase Inc. aka Modern Spin Laundromat
  - a. Appeal #: 2025-4408
  - b. Location: 2810 Street Road
  - c. Tax Parcel: 02-066-072
  - d. Request: Variance for size of the proposed sign to exceed the required 50 square feet.
  - e. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin, Mandio, LLP
  - f. Exhibits
    - i. A1-Application with attachments
    - ii. A2-Certificates of Service
    - iii. A3-Signage Plan
    - 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. Meginniss gave a summary of the property location and the variance requested. Robert Burness, the principal owner, was sworn in. He gave a history as to how he got into the laundromat business and how he came to purchase the property. He also gave a history of his experience with the township. The sign is the same size as the sign on his facility in Hamilton, New Jersey. Joanne Redding stated she would have had it corrected by the vendor because they knew the ordinance. Mr. Burness stated he is here respectfully and that he owns the largest store. Joanne Fields stated the sign is too big. Harry Kramer stated if the Board granted this for one applicant, then they would have to do it for all. Harry Kramer stated that there has to be a compromise. Mr. Meginniss reviewed the calculations and stated the applicant is willing to remove “drop off service” and “free drying.” Mr. Meginniss stated, after those parts of the sign are removed then the variance is only for five (5) feet. Tom Panzer stated the Board would need the dimensions of the words, not each letter for the square footage. It was stated the calculations were unavailable at this time. Mr. Meginniss stated that he feels like a smaller sign would look odd. 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
    - 1. Harry Kramer
  - ii. Second Motion to Close
    - 1. Tony Cascerceri
  - iii. Vote to Close Testimony
    - 1. 5/5 Ayes
- i. Motion to Deny variance for size of the proposed sign to exceed the required 50 square feet.
  - i. Motion to Deny
    - 1. Harry Kramer
  - ii. Second Motion to Deny
    - 1. Tony Cascerceri
  - iii. Vote to Deny variance for size of the proposed sign to exceed the required 50 square feet.
    - 1. 4/5 Ayes
      - a. Joanne Fields
      - b. Harry Kramer
      - c. Joanne Redding
      - d. Tony Cascerceri
    - 2. 1/5 Nays
      - a. Ed Tokmajian, Sr.

15. Correspondence

- a. none

16. Adjournment

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