

## **Zoning Hearing Board Monthly Minutes**

### **February 5, 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, January 8, 2025
  - a. Motion to Approve Last month's Minutes—January 8, 2026
    - i. Motion to Approve with corrections to item 6 and item 8
      1. Ed Tokmajian
    - ii. Second Motion to Approve with corrections to item 6 and item 8
      1. Joanne Fields
    - iii. Vote to Approve last month's Minutes—January 8, 2026
      1. 5/5 Ayes
4. 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
  - f. Summary
    - i. Mr. Meginniss requested a continuance via email. Waiving all timeframes. Joanne Redding stated the Board expects to see the new plans at least one (1) week prior to the hearing date.
  - g. Motion to Continue Hearing to March 5, 2026
    - i. Motion to Continue
      1. Harry Kramer
    - ii. Second Motion to Continue
      1. Tony Cascerceri
    - iii. Vote to Continue
      1. 5/5 Ayes
5. Continued Hearing for Squire Home Builders LLC
  - a. Appeal Number: 2025-4031
  - b. Location: Paris Ave & Charles V. Elizy Way
  - c. Tax Parcel: 02-007-081
  - d. Request: Variance for lot area and lot frontage, building and impervious coverage to construct single family dwelling.
  - e. Summary

- i. No one showed for the hearing. Tom Panzer advised to dismiss. Applicants were scheduled for multiple hearings (December 4, 2025; January 8, 2026; and February 5, 2026). Applicant was aware of the hearings and were in communication with the Township.
      - f. Motion to Dismiss request for variance for building coverages, impervious coverage to construct single family dwelling.
        - i. Motion to Dismiss
          - 1.
        - ii. Second Motion to Close
          - 1. Harry Kramer
        - iii. Vote to Close Testimony
          - 1. 4/4 Ayes
      - g. Motion to Approve variance to use cond 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