

Zoning Hearing Board
Monthly Meeting Minutes
March 5, 2026

In Attendance: Kenneth Farrall, Tom Panzer, Esquire, Ed Tokmajian, Sr., Tony Cascerceri, Harry Kramer, Joanne Fields, Stephen Aldrich

1. Open meeting with the Pledge of Allegiance
 - a. Led by Harry Kramer
2. Statement of Rules and Procedures
 - a. Issued by Tom Panzer, Esquire
3. Approval of last month's Minutes–February 5, 2026 (as revised)
 - a. Motion to Approve last month's Minutes-February 5, 2026 (as revised)
 - i. Motion to Approve
 1. Ed Tokmajian, Sr.
 - ii. Second Motion to Approve
 1. Joanne Fields
 - iii. Vote to Approve last month's Minutes-February 5, 2026 (as revised)
 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 J. Meginniss, Esquire–Begley, Carlin, & Mandio, LLP
 - f. Exhibits
 - i. A4-February 19, 2026 Revised Site Plan
 - g. Summary
 - i. Mr. Meginniss summarized revisions to the original plan which took into consideration the Board's recommendations and the Public Comments. The new hours of operation will be five o'clock A.M. (5:00 A.M.) to 11 o'clock P.M. (11:00 P.M.). The Applicant reduced the size of the convenience store, added more plants to create a visual buffer, a sidewalk added to Penn Street, solid fence to the rear and collapsible ballers to prevent traffic but allows access for emergency vehicles. The reduced original was approximately 4,000 square feet and the new size is 3,000 square feet. One-third of the building space will be used for storage. Applicant, David Spause, adopted the Mr. Meginniss's summary as his testimony. Ken Farrall requested and received clarification regarding what is being removed from the square footage. No further questions or comments from the Board. Audience members stepped forward for further public comment. Paul Fitzpatrick came forward to

state his concerns regarding the exit from the property to Penn Street. The Board stated the entrance and exit to Penn Street is for emergency vehicles only. Mr. Fitzpatrick then questioned the loading dock. It was stated that there is no loading dock; however, there will be a loading zone. Ms. Dorothy Simons stepped forward questioning the convenience store since there is already one there and whether or not the variance is for enlargement. Tom Panzer stated the variance is to enlarge the square footage. She also expressed concern that the building will be on her property. Tom Panzer stated that he is not seeing the store on her property. The engineer showed Ms. Simons on the site plan how the convenience store was not on her property. Parking came into question. The parking will be available near the buffer. It was explained where the parking will be available. No other audience members stepped forward.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Tony Cascerceri
 - ii. Second Motion to Close
 - 1. Joanne Fields
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- i. Motion to Approve 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 with the following conditions: comply with the land development process, sidewalk on Penn Street, tobacco sales will be limited to 25 square feet space, Hours of Operation 5 A.M. to 11 P.M., adding a landscape buffer, removable bollards as per Revised Plan, the store will not exceed 1721 square feet, no auto repairs, no skill games, convenience store will not be open 24 hours and a variance granted for a six (6) foot privacy fence with arborvitae along the front of Camac Street.
 - i. Motion to Approve
 - 1. Tony Cascerceri
 - a. 5/5
 - ii. Second Motion to Approve
 - 1. Ed Tokmajian, Sr.
 - iii. Vote to Approve 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 with the following conditions: comply with the land development process, sidewalk on Penn Street, tobacco sales will be limited to 25 square feet space, Hours of Operation 5 A.M. to 11 P.M., adding a landscape buffer, removable bollards as per Revised Plan, the store will not exceed 1721 square feet, no auto repairs, no skill games,

convenience store will not be open 24 hours and a variance granted for a six (6) foot privacy fence with arborvitaes along the front of Camac Street.

1. 5/5 Ayes

5. Hearing for Mary Ellen Fournier

- a. Appeal Number: 2026-0347
- b. Location: 6532 Lexington Court
- c. Tax Parcel: 02-091-346
- d. Request: Variance for shed and pool deck footprint to be greater than 25 percent of the principal structure and variance for shed to be less than 5 feet from rear yard.
- 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. Fournier was sworn in. She stated she wants to put up a 12 foot by 20 foot wooden Quaker style shed to replace the resin shed with the pool deck. The footprint is greater than the allowance. She wants to move the shed back which would place the shed two (2) feet from the Township easement and 10 feet from the neighbor. Ken Farrall asked if the shed would have a second floor and Ms. Fournier stated no. Harry Kramer inquired about the height of the shed. Ms. Fournier stated the shed is of standard height. Joanne Fields asked if the shed would have any utilities. Ms. Fournier stated no. No further questions or comments from the Board and no one from the audience came forward in favor or opposition of the request.
- g. Motion to Close Testimony
 - i. Motion to Close
 1. Tony Cascerceri
 - ii. Second To Close
 1. Joanne Fields
 - iii. Vote to Close Testimony
 1. 5/5 Ayes
- h. Motion to Approve variance request for shed and pool deck footprint to be greater than 25 percent of the principal structure and variance for shed to be less than 5 feet from rear yard with the condition of no utilities.
 - i. Motion to Approve
 1. Ed Tokmajian, Sr.
 - ii. Second Motion to Approve
 1. Joanne Fields

- i. Motion to Approve
 - 1. Joanne Fields
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance request to increase impervious surface coverage rear yard setback to construction addition
 - 1. 5/5 Ayes
- 8. Hearing for Takhmina Umarova & Umed Sadullaev
 - a. Appeal Number: 2026-0494
 - b. Location: 4767 Street Road
 - c. Tax Parcel: 02-004-189
 - d. Request: Variance to use property zoned BP as a residential home
 - 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. Ken Farrall summarized the property for the Board. Mr. Farrall stated everything exterior will remain the same. The only changes will be to the interior. A variance is needed for the use purpose only. Ed Tokmajian, Sr. questioned what would happen if the applicant decides to sell after zoning use is granted. How will it be zoned for the new buyer? Tom Panzer stated it would be an additional use for the property. The original use expired because the property was not being used and was essentially labeled abandoned. The Board had no questions or comments for the applicant. No one from the audience came forward in favor or opposition of the request.
 - g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Ed Tokmajian, Sr
 - ii. Second Motion to Close
 - 1. Joanne Fields
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance to use property zoned BP as a residential home
 - i. Motion to Approve
 - 1. Joanne Fields
 - ii. Second Motion to Approve
 - 1. Stephen Aldrich
 - iii. Vote to Approve variance to use property zoned BP as residential home
 - 1. 5/5 Ayes
- 9. Hearing for Bianca Santiago

- a. Appeal Number: 2026-0537
 - b. Location: 642 Wallace Ave
 - c. Tax Parcel: 02-060-025
 - d. Request: Variance for accessory structure footprint and rear & side yard setback for garage addition and relocated shed.
 - 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. Bianca Santiago was sworn in. Ms. Santiago stated she needed extra storage. She had a storage shed attached to the back of the garage. She found out after the fact that a permit was needed. Fran Ott, the township engineer, came forward to help the applicant explain the situation. A shed was already there at the time of purchase in 2005. The shed already exceeded the footprint. Ken Farrall and Mr. Ott went back and forth explaining the setbacks. Ms. Santiago stopped work on the shed once she was told to stop all work. 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. Tony Cascerceri
 - ii. Second Motion to Close
 - 1. Stephen Aldrich
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance request for accessory structure footprint and rear & side yard setback for garage addition and relocated shed.
 - i. Motion to Approve
 - 1. Joanne Fields
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance request for accessory structure footprint and rear & side yard setback for garage addition and relocated shed.
 - 1. 5/5 Ayes
10. Hearing for Greyson Avery Holdings, LLC
- a. Appeal Number: 2026-0548
 - b. Location: 1741 Woodhaven Dr.
 - c. Tax Parcel: 02-060-013-011

- d. Request: Variance for non-conforming front & side yard, side & rear yard setback, impervious & building coverage, and buffer yard requirements to construct an industrial accessory structure.
- e. Attorney: Bryce H. McGuigan, Esquire–Begley, Carlin, & Mandio, LLP
- f. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. A3-Collection of three (3) aerial photos
 - 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. Bryce McGuigan gave background of the property and stated there is a need to replace the shipping containers on the property. The applicant purchased the property last year. The applicant would like to remove the shipping containers with a pole barn. The need for the variance requests were explained and summarized the aerial photos submitted as Exhibit A3. Michael Dewberry, the applicant, adopted the summary as testimony. Mr. McGuigan stated there is a water issue that the applicant is in the process of addressing. There is no interference with the storm water management which predates the purchase. Ken Farrall explained the process to the Board which the applicant will still need to go through. The pole barn will need electricity only, no water or sewer utilities will be needed. The Board had no questions or comments. No one from the audience came forward in favor or opposition of the request.
- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Tony Casceri
 - ii. Second Motion to Close
 - 1. Ed Tokmajian, Sr.
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- i. Motion to Approve variance request for non-conforming front & side yard, side & rear yard setback, impervious & building coverage, and buffer yard requirements to construct an industrial accessory structure.
 - i. Motion to Approve
 - 1. Tony Cascerceri
 - ii. Second Motion to Approve
 - 1. Stephen Aldrich
 - iii. Vote to Approve variance request for non-conforming front & side yard, side & rear yard setback, impervious & building coverage, and buffer yard requirements to construct an industrial accessory structure.
 - 1. 5/5 Ayes

11. Correspondence

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