

Zoning Hearing Board
Monthly Meeting Minutes
April 2, 2026
Bensalem Township Building
7:00 pm

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

1. Open Meeting with the Pledge of Allegiance
 - a. Led by Joanne Redding
2. Statement of Rules and Procedures
 - a. Issued by Tom Panzer
3. Approval of Last Month's Minutes—March 5 , 2026
 - a. Motion to Approve last month's minutes—March 5, 2026
 - i. Motion to Approve
 1. Harry Kramer
 - ii. Second Motion to Approve
 1. Tony Cascerceri
 - iii. Vote to Approve last month's minutes—March 5, 2026
 1. 4/5 Ayes
 2. 1/5 Abstain
 - a. Joanne Redding
4. Hearing for Rita Ju
 - a. Appeal Number: 2026-0590
 - b. Location: 2508 New Market Sq
 - c. Tax Parcel: 02-032-389
 - d. Request: Variance for rear yard setback to construct sunroom and setback for (2) existing sheds.
 - 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. George Lamond, the contractor hired to construct a sunroom was sworn in. The property owner/applicant was not present due to an emergency. Mr. Lamond was granted to appear on Mrs. Ju's behalf. The applicant would like to have a 12 foot by 23 foot sunroom constructed on the back of the home. The lot is angled and needs a setback for three (3) feet. There are also two (2) sheds on the property which have been in existence for 21 years without issue. A pool was installed and nothing was stated about the sheds. The applicant will eventually replace the

sheds. A discussion among the Board regarding the location of the sheds took place. 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. Tony Cascerceri
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance for rear yard setback to construct sunroom and setback for (2) existing sheds with the following conditions: Obtain a permit for any future shed(s), and comply with the ordinance or obtain a variance
 - 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 sunroom and setback for (2) existing sheds with the following conditions: Obtain a permit for any future shed(s), and comply with the ordinance or obtain a variance
 - 1. 5/5 Ayes
5. Hearing for George Wallace
- a. Appeal Number: 2026-0705
 - b. Location: 5725 Dunbar Court
 - c. Tax Parcel: 02-049-273
 - d. Request: Variance for Separation between proposed pool and existing shed and variance to keep fence seven (7) feet tall.
 - 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. George Wallace was sworn in. Mr. Wallace stated he would like to install a pool in the backyard. He was told he needed to present to the zoning board for variances for the pool, the distance from the pool to the shed and a decorative seven (7) foot fence. He built the decorative fence to hide the Arbor Vitaes. He ordered the smallest size pool but still is only four and half (4.5) feet from the shed. 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. Joanne Fields
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Approve variance request for separation between proposed pool and existing shed and variance to keep fence seven (7) feet tall
 - i. Motion to Approve
 - 1. Joanne Fields,
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance request for separation between proposed pool and existing shed and variance to keep fence seven (7) feet tall.
 - 1. 5/5 Ayes
- 6. Hearing for David Cook
 - a. Appeal Number: 20206-0763
 - b. Location: 2176 State Road
 - c. Tax Parcel: 02-064-047
 - d. Request: Variance to allow eight (8) foot fence to be installed on property
 - 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 Cook was sworn in. Mr. Cook is requesting to put up an eight (8) foot chain-linked fence with a heavy material behind it. The fence will be in the front yard along State Road. It is a commercial property. He is looking to secure the property. He plans to remove the truck bodies which are eight (8) feet high and are being used presently as a fence. A gate will be installed as well. The Board went off the record to discuss the aesthetic of the property. Joanne Redding stated she would prefer to see Arbor Vitaes and a smaller fence. She is not in favor of an eight (8) foot high fence. Harry Kramer recommended a six (6) foot high fence like the surrounding area. Mr. Cook is open to a compromise to a six (6) foot high fence with a heavy fabric attached, Arbor Vitaes, and developing a landscaping plan. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the request. Mr. Cook amended his variance request to state a six (6) foot high fence with heavy screening from an eight (8) foot high fence.
 - 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 AMENDED variance request to allow a six (6) foot high fence with heavy screening to be installed on the property with the conditions to submit a landscaping plan to Land and Development and planting Arbor Vitaes in front of the fence.
 - i. Motion to Approve
 1. Harry Kramer
 - ii. Second Motion to Approve
 1. Tony Cascerceri
 - iii. Vote to Approve AMENDED variance request to allow a six (6) foot high fence with heavy screening to be installed on the property with the conditions to submit a landscaping plan to Land and Development and planting Arbor Vitaes
 1. 5/5 Ayes
7. Hearing for Vitaly Ignatovets
- a. Appeal Number: 20026-0824
 - b. Location: 4733 Overload Road
 - c. Tax Parcel: 2026-0824
 - d. Request: Variance for maximum accessory building footprint to exceed 25% of main dwelling and a front yard setback, side yard setback and distance between structures to construct a 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. Mr. Ignatovets was sworn in. He built a carport without a permit. He stated he was unaware that he had to obtain a permit. Harry Kramer inquired about the length of time Mr. Ignatovets had lived in Bensalem Township. Mr. Ignatovets stated he moved to Bensalem in 2019. Harry Kramer emphasised a permit is needed for everything. Joanne Redding inquired when the carport was built. Mr. Ignatovets stated he built the carport in 2020. He further explained that he received a violation letter in the mail regarding the carport. It was admitted the property has an already existing two (2) car garage on one (1) side of the house and the carport is on the other side of the house. Tom Panzer verified the dimensions of the carport with Mr. Ignatovets and the land surveyor, Mr. Zavyazkin. Prior to verifying the dimensions, Mr. Zavyazkin was sworn in.

Tom Panzer took the time to explain the dimensions of the carport to the Board. Tom Panzer and the Board reviewed the dimensions with the land surveyor. It was stated the pre-existing garage is very old. Mr. Ignatovets explained the reason for the carport is because his neighbors have a big tree. He is afraid the tree will come down during a storm and crush his boat. Joanne Redding stated the tree will crush the carport. Discussion was made about relocating the carport. The surveyor stated the carport is unable to be moved to the back due to impervious issues. Joanne Fields asked if gravel or dirt was used under the carport. It was stated that gravel was used. No further 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. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion to Deny variance request for maximum accessory building footprint to exceed 25% of main dwelling and a front yard setback, side yard setback and distance between structures to construct a carport.
 - i. Motion to Deny
 - 1. Tony Cascerceri
 - ii. Second Motion to Deny
 - 1. Harry Kramer
 - iii. Vote to Deny variance request for maximum accessory building footprint to exceed 25% of main dwelling and a front yard setback, side yard setback and distance between structures to construct a carport.
 - 1. 5/5 Ayes
8. Hearing for Pen Ryn Estates
- a. Appeal Number: 2026-0878
 - b. Location: 1601 State Road
 - c. Tax Parcel: 02-064-001-001
 - d. Request: Variance for distance to an access drive, rear yard setback, buffer yard requirements and loading and unloading spaces.
 - e. Attorney: Michael J. Meginniss, Esquire–Begley, Carlin, and 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
 - g. Summary

- i. Mr. Meginnis described the property and summarized the request for an addition to the mansion and other structures. These additions will have a low impact while enhancing the property. The additions will be available for lodging for guests attending weddings/parties at the property. Dimensions and need for the variances were explained. The lodging will require two (2) overnight innkeepers. Paris Haas, employee of Penn Ryn since 2014 and daughter of the owner, was sworn in and adopted the summary as testimony. David Boginsky, an engineer from Gilmore and Associates was also sworn in and adopted the summary as testimony. Mr. Boginsky reviewed the plan for the Board. Tom Panzer questioned the dimensions. There will be a total of 38 rooms between the three (3) additions. Harry Kramer asked if a laundry facility would be needed. Ms. Haas stated no additional laundry facility will be needed. There is already a laundry facility on site that could handle the extra laundry. No need for any additional loading, or restaurant. Mini fridges in the rooms will be accommodated for drinks. A condition was requested that lodging will be for guests of the property only. No outside reservations. No further questions or comments from the Board. Audience member, Ms. Margo Mocarski, came forward in opposition of the request and was sworn in. She stated she was happy that she came and received more information. She is concerned with no buffer. She stated she is already able to see security and can see the lights. The wooded park area is not maintained and not dense at all. She stated sound issues are possible. Mr. Meginnis stated that light and sound issues, if any, would be taken care of during the land and development stage. Tom Panzer asked if there were any discussions about buffering. Mr. Meginnis stated that buffering is something that could be discussed but unable to plant trees on county land. No other audience members came forward in opposition or favor 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 Approve variance request for distance to an access drive, rear yard setback, buffer yard requirements and loading and unloading spaces with the following conditions: Buffering made as needed, landscaping to be made during the land and development stage, and the use be limited to guests of event hosting as venue.
 - i. Motion to Approve
 1. Harry Kramer
 - ii. Second Motion to Approve

1. Ed Tokmajian, Sr.
 - iii. Vote to Approve variance request for distance to an access drive, rear yard setback, buffer yard requirements and loading and unloading spaces with the following conditions: Buffering made as needed, landscaping to be made during the land and development stage, and the use be limited to guests of event hosting as venue.
 1. 5/5 Ayes
9. Correspondence
 - a. none
10. Adjournment
 - a. Motion to Adjourn
 - i. Harry Kramer
 - b. Second Motion to Adjourn
 - i. Joanne Fields
 - c. Vote to Adjourn
 - i. 5/5 Ayes