

Zoning Hearing Board
Monthly Meeting Minutes
June 4, 2026

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

Absent: Joanne Fields

1. Open Meeting with the Pledge of Allegiance
 1. Led by Joanne Redding
2. Statement of Rules and Procedures
 1. Issued by Tom Panzer
3. Approval of last month's minutes- May 7, 2026
 1. Motion to Approve Minutes
 1. Tony Cascerceri
 2. Second Motion to Approve Minutes
 1. Ed Tokmajian, Sr.
 3. Vote to Approve Minutes
 1. 4/4 Ayes
4. Continued hearing for Dr. Khystyna Kvas, Inc.
 1. Appeal Number: 2026-1189
 2. Location: 1303 Bristol Pike
 3. Tax Parcel: 02-029-474
 4. Request: Variance to permit a sign on the rear of the building
 5. Attorney: David M. Shafkowitz, Esquire
 6. Exhibits
 1. A1-Application with Attachments
 2. A2-Certificates of Service
 3. A3-Aerial photograph
 4. A4-photo of proposed sign
 5. B1-Letter to the applicant
 6. B2-Proof of Publication in the Bucks County Courier Times
 7. B3-Proof of Posting on the Property
7. Summary
 1. Mr. Shafkowitz, Attorney for the Applicant, gave a brief summary of the property, and the tenant/applicant. A description of Exhibits A3 and A4 were given, as well as the location of the sign. It was stated the proposed sign is conforming. It was also stated that the applicant has experienced issues with the office location regarding the hiring of potential employees unable to find the location. Presently, applicant is a dentist working as an associate at another practice and is in the process of leaving said practice to open her own practice. Dr. Oleg Kvas, was sworn in and adopted Mr. Shafkowitz's summary as testimony. Dr. Kvas stated he would like to have more exposure. He stated up to four (4) tenants could potentially rent office space within the building. Joanne Redding requested clarification regarding the size of the proposed sign. Ken Farrall reviewed the dimensions for the Board. No further questions or comments from the

Board. No one from the audience came forward in favor or opposition of the request.

8. Motion to Close Testimony
 1. Motion to Close
 1. Harry Kramer
 2. Second Motion to Close
 1. Tony Cascerceri
 3. Vote to Close Testimony
 1. 4/4 Ayes
9. Motion to Approve variance to permit a sign on the rear of the building with the condition to not exceed fifty (50) square feet.
 1. Motion to Approve
 1. Harry Kramer
 2. Second Motion to Approve
 1. Tony Cascerceri
 3. Vote to Approve variance to permit a sign on the rear of the building with the condition to not exceed fifty (50) square feet.
 1. 4/4 Ayes
5. Continued Hearing for the Bridge Fellowship, Inc. % Jacob Baby
 1. Appeal Number: 2026-1397
 2. Location: 3618 Hulmeville Road
 3. Tax Parcel: 02-040-010
 4. Variance for parking, loading space, buffer yard and setback adjacent to a residential district
 5. Attorney: Michael J. Meginniss, Esquire–Begley, Carlin, and Mandio, LLP
 6. Exhibits
 1. A1-Application with Attachments and Township Response
 2. A2-Certificates of Service
 3. A3-Bowman Consult Parking Evaluation
 4. A4-Parking Lot Lease
 5. A5-Aerial Photograph
 6. A6-Preliminary Floor Plan
 7. A7-Potential Parking Plan
 8. A8-Plan set
 9. B1-Letter to the Applicant
 10. B2-Proof of Publication in the Bucks County Courier Times
 11. B3-Proof of Posting on the Property
 7. Summary
 1. Mr. Meginniss, attorney for the applicant, stated the property was purchased last year. Presently, the applicant is leasing space at the Neshaminy Mall. Mr. Meginniss summarized the background of the purchased property. It was stated that no exterior construction is needed. Mr. Meginniss proceeded to review the variances applicant is requesting and the reason for the requests. It was stated this property will not be offering any day care services. Mr. Meginniss explained the parking issues which should be resolved due to the ten (10) year lease signed with the office building next door to use their parking lot during Church services. Bowman Consultant, Mark Roth, was sworn in. Mr. Roth explained what a parking evaluation is and how the data is gathered and used. Mr. Roth reviewed the evaluation summary and gave testimony as to the collection of the data and length of time. Some of the data was

collected during heavier service times, such as Christmas and Mother's Day. Joanne Redding asked the square footage of the location presently. Mr. Roth is not sure and that it was not used in the study. Joanne Redding stated the building is 15,000 square feet and only using 5,000 square feet. Joanne Redding wanted to know what the other 10,000 square feet will be used for. All that was reviewed was the amount of people at the biggest services. Mr. Meginniss stated that if the property was sold in five (5) years, then the new owner would have to comply with the approved variances. It was stated that the 5,000 square feet is for the worship area. Joanne Redding stated her concern is regardless of who is owning the building that there is still not enough parking spaces. Mr. Roth did not go and see the traffic at the present site on any Sunday or special service (Good Friday, Baptisms, etc). The Church provided a year worth of attendees. Stanley John, team leader and church member, was sworn in. He stated the present location is in the Neshaminy Mall where the H&M store was once located. The Church only uses half of the "store." It is a small church. The congregation is made up primarily of families. Joanne Redding asked how many services are held on Sundays. Mr. John stated the church holds one (1) service on Sundays. The church has no other uses other than worship services and Bible studies. Sunday School classrooms are provided for religious education during services. Mr. Meginniss asked Mr. John about potential growth. Mr. John stated he has no concerns, that it is not a Mega Church. They want to keep the congregation small. Mr. John stated they are willing to comply with any conditions or recommendations by the Board. Tom Panzer inquired about the methodology of the number of people in the congregation tied to the number of vehicles. Mr. John stated that no one is clicking every vehicle every Sunday. The numbers came from the number of memberships and if the member has a vehicle. Mr. Meginniss summarized the parking and other concerns the Board has made. Tom Panzer reviewed the conditions recommended by the Board. Such conditions are: limit worship space to no more than 5,300 square feet, no daycare, no more than 260 seats, and 30 spaces held in reserve for future use at Township discretion. No one from the audience came forward in favor or opposition of the applicant's request. The Board called for an executive session. The Board went back on record after a brief executive session. Once back on the record the Board requested a plan set and more information. Mr. Meginniss stated he was willing to submit the entire plan set by the architect and have it entered as Exhibit A8. No additional evidence was provided.

8. Motion to Close Testimony
 1. Motion to Close
 1. Harry Kramer
 2. Second Motion to Close
 1. Tony Cascerceri
 3. Vote to Close Testimony
 1. 4/4 Ayes
9. Motion to render a decision until July 3, 2026
 1. Motion to render decision
 1. Harry Kramer
 2. Second Motion to render decision

1. Tony Cascerceri
 3. Vote to render a decision until July 2, 2026
 4. 4/4 Ayes
6. Hearing for Davenport and Associates LLC % Todd Davenport
 1. Appeal Number: 2026-1644
 2. Location: 1247 Bridgewater Road
 3. Tax Parcel: 02-073-001
 4. Request: Variance to permit the construction of the proposed dwelling and driveway within 50 feet of an existing wetland.
 5. Attorney: Gretchen Sterns, Esquire
 6. Exhibits:
 1. A1-Application with Attachments
 2. A2-Certificates of Service
 3. A3-Updated Zoning
 4. B1-Letter to the Applicant
 5. B2-Proof of Publication in the Bucks County Courier Times
 6. B3-Proof of Posting on the Property
 7. Summary
 1. Ms. Sterns introduced herself and reviewed the variances requested and the reasoning for the request. She also gave a brief background about the property and the surrounding area. Civil Engineer, Keith Machmer, from H and T Engineering was sworn in and accepted as an expert by the Board. Mr. Machmer reviewed the plan and history of the property. It is proposed the property will be used as a residential dwelling with a garage attached with a rear patio. The proposal meets all the setbacks when shifting the dwelling towards the wetland pocket. Mr. Machmer spoke about the environmental evaluation regarding the wetlands. Alternative placement of the dwelling has also been discussed at length and no matter the placement of the dwelling there was no possible way to avoid being fifty (50) feet away from the wetlands due to the parcel shape. Tom Panzer questioned the plan regarding the already existing driveway and rotation of the dwelling. Mr. Machmer stated the applicant wanted to keep the driveway and the reasoning for that decision. Tom Panzer questioned the double lines and it was reported that those were existing utility lines which ran to the bungalows which have been removed. The property owner, Milin Brahmbhatt, was sworn in. Mr. Brahmbhatt stated he would like to build a home on the property and already made improvements such as removing the bungalows which cost him approximately \$40,000 to \$50,000. Joanne Redding stated those who already gave testimony mentioned another building on the property. Ms. Redding questioned why the applicant did not put this on the plan to show possible intent. Mr. Brahmbhatt stated he was not completely sure as to whether or not it will be done right now and the only certainty is the fact that they plan to live in the proposed dwelling. Ms. Redding requested a condition for no additional building on the property other than what is being set forth due to concerns. Mr. Brahmbhatt questioned what concerns the Board has. Ms. Redding has stated concerns regarding multiple vehicles and the potential of running a business out of the home. Mr. Brahmbhatt was adamant that no business is being run out of his home and that he does have a used car dealership in Levittown. Harry Kramer stated that he passes Mr. Brahmbhatt's present home and has

noticed more than ten cars outside of the home at any given time. Mr. Brahmhatt stated that all the cars are either personal or belong to other family members residing in the home. Ken Farrall was sworn in and stated there are five (5) violations for conducting business in a residential area located on Bensalem Boulevard. The township is concerned he will run his business out of the new property. Ms. Sterns objected to Mr. Farrall's testimony and it was overruled on the grounds of character. Todd Davenport was sworn in. Mr. Davenport is the builder who was hired to construct the dwelling on the new property. He stated he has worked on the project for five (5) years and was a mess. Within the five (5) years a wetland pocket formed. Ed Tokmajian, Sr. asked if anything was addressed as previously stated in the report. Mr. Farrall answered the question by stating that they cannot submit finalized reports until the wetland issue is resolved. The floor was opened to audience members. Christim and James Savage came forward and were sworn in. They are concerned about storm water management. They stated at least once a year since 2015 a river forms behind their home. They also believe the house proposed in the plan would be beautiful. Ken Farrall stated he was aware of the water issue and explained the history to the Board. He also explained what could happen if more development is done. Mr. Machmer spoke about a storm water management plan. Tom Panzer questioned the max building area. Mr. Machmer stated the permit needs to be updated because it includes the bungalows. New plans will also be submitted showing the removal of the bungalows. No further questions or comments from the Board. No one else from the audience came forward in favor or opposition of the applicant's request. Conditions will be implemented.

8. Motion to Close Testimony
 1. Motion to Close Testimony
 1. Harry Kramer
 2. Second Motion to Close Testimony
 1. Tony Cascerceri
 3. Vote to Close Testimony
 1. 4/4 Ayes
9. Motion to Approve variance request to permit the construction of the proposed dwelling and driveway within 50 feet of an existing wetland with the following conditions: No commercial business, No additional structures, limit to a total of five (5) vehicles (one (1) vehicle may have a dealer tag) and registered to someone living at the residence, must obtain an alteration of land permit, and submit a storm water management plan.
 1. Motion to Approve
 1. Harry Kramer
 2. Second Motion to Approve
 1. Tony Cascerceri
 3. Vote to Approve variance request to permit the construction of the proposed dwelling and driveway within 50 feet of an existing wetland with the following conditions: No commercial business, No additional structures, limit to a total of five (5) vehicles (one (1) vehicle may have a dealer tag) and registered to someone living at the residence, must obtain an alteration of land permit, and submit a storm water management plan.
 1. 2/4 Ayes

1. Harry Kramer
 2. Joanne Redding
 2. 2/4 Deny
 1. Tony Cascerceri
 2. Ed Tokmajian, Sr.
 3. Request denied—unable to obtain three (3) affirmative votes.
7. Hearing for Ontra Rodgers
 1. Appeal Number: 2026-1696
 2. Location: 3526 Delancy Drive
 3. Tax Parcel: 02-013-054
 4. Request: Variance for rear yard setback for deck and roof, variance for retaining wall to be less than 0 feet from the right away, variance for shed to be 3 feet from property line.
 5. Summary
 1. The notification process was incomplete. Only two (2) out of eight (8) persons listed for notification were sent notifications via certified mail. Hearing needed to be continued.
 6. Motion to Continue Hearing to July 2, 2026
 1. Motion to Continue
 1. Harry Kramer
 2. Second Motion to Continue
 1. Tony Cascerceri
 3. Vote to Continue Hearing to July 2, 2026
 1. 4/4 Ayes
8. Correspondence
 1. None
9. Adjournment
 1. Motion to Adjourn
 1. Harry Kramer
 2. Second Motion to Adjourn
 1. Tony Casceri
 3. Vote to Adjourn
 1. 4/4 Ayes