

Zoning Hearing Board
Monthly Meeting Minutes
July 2, 2026

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

Absent: Joanne Fields

1. Open Meeting with the Pledge of Allegiance
 - a. Led Joanne Redding
2. Statement of Rules and Procedures
 - a. Issued by Tom Panzer, Esquire
3. Approval of last month's Minutes–June 4, 2026
 - a. Motion to Approve
 - i. Harry Kramer
 - b. Second Motion to Approve
 - i. Tony Cascerceri
 - c. Vote to Approve last month's Minutes–June 4, 2026
 - i. 4/4 Ayes
4. Continued Hearing (Decision Only) for the Bridge Fellowship, Inc. % Jacob Baby
 - a. Appeal Number: 2026-1397
 - b. Location: 3618 Hulmeville Road
 - c. Tax Parcel: 02-040-010
 - d. Variance for parking, loading space, buffer yard and setbacks adjacent to a residential district
 - e. Attorney: Michael Meginniss, Esquire-Begley, Carlin, & Mandio, LLP
 - f. Summary
 - i. Mr. Meginniss requested for record to reopen and to continue hearing to August 6, 2026
 - g. Motion to Continue Hearing to August 6, 2026
 - i. Motion to Continue
 1. Harry Kramer
 - ii. Second Motion to Continue
 1. Tony Cascerceri
 - iii. Vote to Continue HEaring to August 6, 2026
 1. 4/4 Ayes
5. Continued Hearing for Ontra Rodgers
 - a. Appeal Number: 2026-1696
 - b. Location: 3526 Delancy Drive
 - c. Tax Parcel: 02-013-054
 - d. Variance: Variance for rear yard setback for deck & roof, variance for retaining wall to be less than 0 feet from the right of way, variance for 2 sheds to be less than 5 feet from the property line.
 - 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-June 10, 2026 Correspondence with the Applicant
- f. Summary
 - i. Ontra Rodgers was sworn in. The applicant wants a retaining wall and was told it was too high. A couple of years ago the applicant had a major flood on the property and found out a sewer line needed to be replaced. The previous retaining wall was not replaced correctly and needed to have it removed and a new one completely installed. The shed and deck were already there at the time of purchase. The applicant is replacing the old with new and would like a roof over the deck. She had the work started and was told to stop the work. Tom Panzer clarified variances requested with the applicant. The applicant showed pictures of previous retaining wall placement. Isaac Houston was sworn in. Joanne Redding and Harry Kramer verified with Mr. Houston the placement of the retaining wall. It was described as a portion of the deck encroaching over the permitted allotment. Ed Tokmajian, Sr. verified the deck, shed and retaining wall were there prior to the purchase of the home by the applicant. Ken Farrall stated the property was flagged due to the construction of the roof. Discussions among the Board took place about the enforcement. Ed Tokmajian, Sr. questioned the number of sheds on the property. Applicant stated there are two (2) sheds. 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. Harry Kramer
 - ii. Second Motion to Close
 - 1. Ed Tokmajian, Sr.
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
- h. Motion to Approve variance for rear yard setback for deck and roof, variance for retaining wall to be less than zero (0) feet from the right of way, variance two (2) sheds to be less than five (5) feet from the property line, and to enter into an agreement with the Township regarding easement.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri

- iii. Vote to Approve variance for rear yard setback for deck and roof, variance for retaining wall to be less than zero (0) feet from the right of way, variance for (2) sheds to be less than five (5) feet from the property line, and to enter into an agreement with the Township regarding easement

- 1. 4/4 ayes

6. Hearing for Austin Nopper

- a. Appeal Number: 2026-1682
- b. Location: 1526 Pear Tree Lane
- c. Tax Parcel: 02-044-170
- d. Request: Variance for rear and side yard setback for pool decking
- 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. Austin Nopper, applicant, was sworn in. Mr. Nopper already built the deck to the pool. He thought that if it could be removed or under a certain height that he did not need a permit. When the pool was being inspected the deck was flagged. 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. Ed Tokmajian, Sr.
 - ii. Second Motion to Close
 - 1. Tony Cascerceri
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
- h. Motion to Approve variance for rear and side yard setback for pool decking, variance for deck to be constructed four (4) feet from the fence and variance for deck to be one (1) foot from shed.
 - i. Motion to Approve
 - 1. Ed Tokmajian, Sr.
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance for rear and side yard setback for pool decking, variance for deck to be constructed four (4) feet from the fence and variance for deck to be one (1) foot from shed.
 - 1. 4/4 Ayes

7. Hearing for Harry Giovannangelo

- a. Appeal Number: 2026-1907

- b. Location: 4273 Willow Ave
 - c. Tax Parcels: 02-06-166
 - d. Request: Variance to permit two (2) residential units
 - e. Attorney: Michael Meginniss, Esquire–Begley, Carlin & Mandio, LLP
 - f. Summary
 - i. Mr. Meginniss, Esquire, requested a continuance to the August 6, 2026 hearing date.
 - g. Motion to Continue Hearing to August 6, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 6, 2026
 - 1. 4/4 Ayes
- 8. Hearing for 771 Realty LLC
 - a. Appeal Number: 2026-1932
 - b. Location: 955 Locust Ave
 - c. Tax Parcel: 02-023-121
 - d. Request: Variance to permit/ratify existence of two (2) additional apartments units
 - e. Attorney: Michael Meginniss, Esquire–Begley, Carlin, & Mandio, LLP
 - f. Summary
 - i. Mr. Meginniss, Esquire, requested a continuance to the August 6, 2026 hearing date
 - g. Motion to Continue Hearing to August 6, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 6, 2026
 - 1. 4/4 Ayes
- 9. Hearing for Micheal Hazel
 - a. Appeal Number: 2026-1957
 - b. Location: 464 Elm Ave
 - c. Tax Parcel: 02-068-037-001
 - d. Request: Variance for front and rear yard setbacks to permit construction of decks in the front and 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. Michael Hazel, applicant, was sworn in. Mr. Hazel stated he would like to replace the existing steps with an elevated deck. Joanne Redding clarified the dimensions of the elevated deck with Kenneth Farrall. Ed Tokmajian, Sr. clarified the steps would be removed. The property is a non-conforming. The Board had no further questions or comments. 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. Joanne Redding
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance for front and rear yard setbacks to permit construction of decks in front and rear yard
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance for front and rear yard setbacks to permit construction of decks in front and rear yard
 - 1. 4/4 Ayes
- 10. Hearing for Robert and Susan Leupold
 - a. Appeal Number: 2026-1990
 - b. Location: 6360 Hardin Road
 - c. Tax Parcel: 02-020-280
 - d. Request: Variance for front yard setback to construct a garage
 - 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. Robert Leupold, applicant, was sworn in. Needs a five (5) foot variance to construct an attached garage. The Board did not have any questions or comments. 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. 4/4 Ayes
 - h. Motion to Approve variance for front yard setback to construct a garage
 - i. Motion to Approve
 - 1. Tony Cascerceri
 - ii. Second Motion to Approve
 - 1. Ed Tokmajian, Sr.
 - iii. Vote to Approve variance for front yard setback to construct a garage
 - 1. 4/4 Ayes
- 11. Hearing for Rutesh Narielwala
 - a. Appeal Number: 2026-2050
 - b. Location: 11 Camellia Court
 - c. Tax Parcel: 02-033-002-051
 - d. Request: Variance for rear yard setback to construct a deck
 - e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. B1-Letter to the Applicant
 - iv. B2-Proof of Publication of Bucks County Courier Times
 - v. B3-Proof of Posting on the Premise
 - f. Summary
 - i. A builder constructed a deck on the property 12 years ago and wants to extend the deck. The Board had no questions or comments. 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. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance for rear yard setback to construct a deck
 - i. Motion to Approve
 - 1. Ed Tokmajian, Sr.
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance for rear yard setback to construct a deck
 - 1. 4/4 Ayes
- 12. Hearing for Squire Home Builders LLC
 - a. Appeal: 2026-2086
 - b. Location: Paris Ave & Charles V. Ellzy Way
 - c. Tax Parcel: 02-007-081
 - d. Request: Variance for setback requirement on Charles V. Ellzy Way and variance for lot square footage to construct single family dwelling

- e. Summary
 - i. Applicant requested a Continuance to the August 6, 2026 hearing date.
 - f. Motion to Continue Hearing to August 6, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 6, 2026
 - 1. 4/4 Ayes
13. Hearing for Squire Home Builders, LLC
- a. Appeal Number: 2026-2091
 - b. Location: Kay & Cedar Avenues
 - c. Tax Parcel: 02-007-116-001
 - d. Request: Variance for side yard setback and square footage to construct single family dwelling
 - e. Summary
 - i. Applicant requested a Continuance to the August 6, 2026 hearing date.
 - f. Motion to Continue Hearing to August 6, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to August 6, 2026
 - 1. 4/4 Ayes
14. Hearing for Paul Matuszak & Michael Paprone
- a. Appeal Number: 2026-2094
 - b. Location: 850 Highland Ave
 - c. Tax Parcel: 02-029-284
 - d. Request: Variance for non-illuminated sign to be 67 sf instead of 50 sf maximum sign size
 - e. Summary
 - i. Applicant requested a Continuance to the August 6, 2026 hearing date.
 - ii. Motion to Continue Hearing to August 6, 2026
 - 1. Motion to Continue
 - a. Harry Kramer
 - 2. Second Motion to Continue
 - a. Tony Cascerceri
 - 3. Vote to Continue Hearing to August 6, 2026
 - a. 4/4 Ayes
15. Hearing for Richard S. Hannye
- a. Appeal Number: 2026-2100

- b. Location: 2123 River Road
- c. Tax Parcel: 02-064-123
- d. Request: Variance for impervious coverage and construction in flood plain
- 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-Correspondence from the Township
 - vii. B5-April 25, 2024 withdrawal email
 - viii. T1-FEMA map
- f. Summary
 - i. Kenneth Farrall, representative for the Township, was sworn in. Mr. Farrall stated a similar application was before the Board in 2003 and eventually was withdrawn. Applicant removed his deck and added a cement patio with retaining walls, sidewalks around the home, and other retaining walls to prevent flooding causing the property to be over the impervious surface percentage allowed under the ordinance. A shed was also added to the front yard. There was a discrepancy over measurements. The new construction is within the flood plain. Mr. Hanney was sworn in. Mr. Hanney and Mr. Panzer discussed the property and easement. Kenneth Farrall added the measurements regarding River Road and the ultimate right of way issues. Kenneth Farrall further explained how the Township engineer calculated the area of the lot and gave a description as to what a right of way is. Tom Panzer explained the street measurements and the ordinance. Mr. Hannye believes his calculations are accurate. Mr. Hannye wants approval for the improvements he has made to the property. He stated a shed was previously on the property by the prior homeowner. Mr. Hannye believes he is in compliance with the Flood Plain Law. It was noted that the property is in 100% of the flood plain but not in the flood way. More discussions regarding lot and buffer measurements were discussed. The FEMA map was entered into evidence as Exhibit T1. Joanne Redding stated nothing is to be done in the flood plain because it created flooding issues for the neighbors. Kenneth Farrall and Mr. Hannye discussed the issues regarding the improvements. Tom Panzer doubled checked the calculations from Mr. Hannye versus the Township's calculations. Mr. Hanney reiterated that he just wants the variances granted. Joanne Redding stated she would like to see this hearing continued because the calculations are not matching. Tom Panzer agreed that there is a "math" problem. Joanne Redding also stated she wants a better explanation regarding all the improvements and the effect on the surrounding neighbors.

- g. Motion to Continue Hearing to September 3, 2025, waiving MPC provision to have hearing within 45 days.
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascercer
 - iii. Vote to Continue Hearing to September 3, 2025, waiving MPC provision to have hearing within 45 days.
 - 1. 4/4 Ayes.
- 16. Hearing for James M. Roberts, Jr.
 - a. Appeal Number: 2026-2131
 - b. Location: 1649 Lavender Road
 - c. Tax Parcel: 02-032-205
 - d. Request: Variance to have garage footprint be 62% greater than the principal structure
 - 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. James M. Roberts, Jr., applicant, was sworn in. Mr. Roberts, Jr. stated he received a permit for construction of a garage. It was brought to his attention that the cement slab, which was already poured, was over the allowed footage per the ordinance. The garage would be used for storage and as a workshop. No electricity will be installed at this time. The structure is 20 feet by 45 feet for a total of 900 square feet and 13.6 feet at the peak. The measurement of the peak is from the cement slab. The present shed will be removed. No intention of running a business out of the garage. The Board had no questions or comments. No one from the audience came forward in favor nor opposition to the request.
 - g. Motion to Close Testimony
 - i. Motion to Close
 - 1. Ed Tokmajian, Sr.
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 4/4 Ayes
 - h. Motion to Approve variance to have garage footprint be 62% greater than the principal structure with the conditions to remove shed, no plumbing, and no business is to run out of the property.
 - i. Motion to Approve

1. Ed Tokmajian, Sr.
- ii. Second Motion to Approve
 1. Harry Kramer
- iii. Vote to approve variance to have garage footprint be 62% greater than the principal structure with the conditions to remove shed, no plumbing, no business is to run out of the property
 1. 4/4 Ayes

17. Correspondence

- a. None

18. Adjournment

- a. Motion to Adjourn
 - i. Harry Kramer
- b. Second Motion to Adjourn
 - i. Tony Cascerceri
- c. Vote to Adjourn
 - i. 4/4 Ayes