

Zoning Hearing Board

Monthly Meeting Minutes

August 6, 2026

In attendance: Kenneth Farrall, Tom Panzer, Esquire, Ed Tolmajian, Sr., Tony Cascerceri, Joanne Redding, Harry Kramer, and Matt Trzaska (alternate)

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—July 2, 2026
 - a. Motion to Approve
 - i. Ed Tokmajian, Sr.
 - b. Second Motion to Approve
 - i. Matt Trzaska
 - c. Vote to Approve last month's Minutes—July 2, 2026
 - i. 5/5 Ayes
4. Public Service Announcement regarding fraudulent emails
 - a. Issued by Kenneth Farrall
5. Continued Hearing for The Bridge Fellowship, Inc. c/o Jacob Baby
 - a. Appeal Number: 2026-1397
 - b. Location: 3618 Hulmeville Road
 - c. Tax Parcel: 02-040-010
 - d. Request: Variance for parking, loading spaces, buffer yard and setback adjacent to a residential district.
 - e. Attorney: Michael Meginniss, Esquire—Begley, Carlin & Mandio, LLP
 - f. Exhibits
 - i. A8-Revised Plan
 - ii. A9-Traffic Engineer Report dated 8/3/2026
 - g. Summary
 - i. This record was reopened at the July meeting at the request of the applicant's attorney, Michael Meginniss, in order to offer new testimony. Mr. Meginniss summarized the record from the meeting in June. Mr. Meginniss spoke briefly about the parking survey and leg kept by the applicant, Mr. John. Mr. Meginniss restated the conditions

agreed upon with the Board. Stanley John was sworn in and adopted the summary as testimony testified his comparison to similar churches worldwide. Tom Panzer questioned the lease for 100 parking spaces available next door. Mr. Meginniss stated there is a ten (10) year lease term with the property next door for the 100 spaces. Joanne Redding and Harry Kramer both questioned parking and requested clarification regarding those leased 100 parking spaces and adding 30 more spaces. Harry Kramer also inquired about what would happen when the lease is up and possibly not renewed in 2036. Mr. Meginniss stated that it would be conditioned to continue said lease and that normal services will only be on Sundays. No further questions or comments from the Board. No one from the audience came forward in favor or opposition to the applicant's request. The Board requested a continuation to render their decision to the next meeting on September 3, 2026.

h. Motion to Close Testimony

i. Motion to Close

1. Harry Kramer

ii. Second Motion to Close

1. Matt Trzaska

iii. Vote to Close Testimony

1. 5/5 Ayes

i. **DECISION RENDERED UNTIL SEPTEMBER 3, 2026, MEETING---NO FURTHER ACTION NEEDED BY THE BOARD.**

6. Continued Hearing for Larry Giovannangelo

a. Appeal Number: 2026-1907

b. Location: 4273 Willow Avenue

c. Tax Parcel: 02-06-166

d. Request: Variance to permit two (2) residential units

e. Attorney: Michael Meginnis, Esquire—Begley, Carlin, & Mandio, LLP (**per Agenda**); Chelsea Jackman, Esquire—Begley, Carlin, & Mandio, LLP (**on the record**)

f. Exhibits

i. A1-Application with attachments

ii. A2-Certificates of Service

iii. A3-Photos of the property

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
- vii. T1-February 16, 2018, Use and Occupancy Permit
- g. Summary
 - i. Mr. Larry Giovannangelo was sworn in. Ms. Jackman spoke briefly about the property and submitted photographs taken by the applicant, Larry Giovannangelo. It was stated he has owned the property since 2016 and has been renting out the home as two (2) separate units. The property was purchased this way and has been this way since 1974. He has only replaced one (1) air conditioning unit. Meters and oil tanks are the original. He received a violation in January. The property has two (2) separate entrances. There is a porch on the lower level, a balcony on the second floor, a driveway that can hold two (2) to three (3) cars. The first-floor tenant is a husband and wife with a daughter. They moved into the apartment in December 2025. The second-floor tenant is a single mom with a college-aged son who has resided in the apartment for the last ten (10) years. There have not been any complaints from neighbors or law enforcement. Landscapers have been hired to maintain the grounds. Mr. Giovannangelo stated he understands that if the variance is not approved the families will have to vacate. He stated he is agreeable to a condition(s). Joanne Redding inquired about a Use and Occupancy permit. Mr. Giovannangelo stated one was not issued until 2018. Ms. Redding inquired about a rental license. Mr. Giovannangelo stated he has applied for one. Kenneth Farrall was sworn in. Joanne Redding asked Mr. Farrall about the Use and Occupancy permit for the property. Mr. Farrall reviewed the 2018 Use and Occupancy permit and submitted the permit as exhibit T1. Mr. Giovannangelo applied for the permit in 2016. He was not represented by a realtor at the time of sale. Ms. Jackman affirmed the deed was submitted with application. Joanne Redding asked Mr. Giovannangelo if he has rental licenses for any of his other properties. He stated he was unsure. Joanne Redding pointed out that the Use and Occupancy Permit states the property is a bi-level single-family dwelling. Mr. Giovannangelo stated he has had many professionals to the home for inspections, and no one ever stated or questioned the two (2) separate families living in a single-family home. The building was sold to him this way, and the property has two (2) water heaters, two (2) HVAC units, two (2) oil tanks. Mr. Giovannangelo admits he should have read the paperwork more

closely. No further questions or comment from the Board. No one from the audience came forward in favor or opposition of the applicant's request.

- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. Tony Cascerceri
- i. Motion to Deny variance to permit two (2) residential units
 - i. Motion to Deny
 - 1. Harry Kramer
 - ii. Second Motion to Deny
 - 1. Matt Trzaska
 - iii. Vote to Deny variance to permit two (2) residential units
 - 1. 2/5 Ayes
 - a. Joanne Redding
 - b. Harry Kramer
 - 2. 3/5 Nays
 - a. Tony Cascerceri
 - b. Matt Trzaska
 - c. Ed Tokmajian, Sr.
- j. Revote (vote rescinded): Motion to Approve variance to permit two (2) residential units with condition to obtain a rental license
 - i. Motion to Approve
 - 1. Tony Cascerceri
 - ii. Second Motion to Approve
 - 1. Ed Tokmajian, Sr.
 - iii. Vote to Approve variance to permit two (2) residential units with condition to obtain a rental license.
 - 1. 2/5 Ayes
 - a. Tony Casceri
 - b. Ed Tokmajian, Sr.
 - 2. 3/5 Nays
 - a. Joanne Redding
 - b. Harry Kramer
 - c. Matt Trzaska
- k. Resubmission of votes to deny variance to permit two (2) residential units
(CLARIFICATION FOR THE RECORD)

- i. Motion to Deny
 - 1. Harry Kramer
 - ii. Second Motion to Deny
 - 1. Matt Trzaska
 - iii. Vote to Deny variance to permit two (2) residential units
 - 1. 3/5 Ayes
 - a. Harry Kramer
 - b. Matt Trzaska
 - c. Joanne Redding
 - 2. 2/5 Ayes
 - a. Ed Tokmajian, Sr.
 - b. Tony Cascerceri
- 7. Continued hearing for 771 Realty LLC
 - a. Appeal Number: 2026-1932
 - b. Location: 955 Locust Avenue
 - c. Request: Variance to permit/ratify existence of two (2) additional apartment units
 - d. Attorney: Michael J. Meginnis, Esquire—Begley, Carlin & Mandio, LLP
 - e. Summary
 - i. Mr. Meginnis requested a Continuance on behalf of the Applicant to the September 3, 2026, meeting date. All timelines to be waived, will readvertise and amend application.
 - f. Motion to Continue Hearing to September 3, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to September 3, 2026
 - 1. 5/5 Ayes
- 8. Continued hearing for Squire Home Builders LLC
 - a. Appeal Number: 2026-2086
 - b. Location: Paris Avenue & 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
 - f. Applicant requested a Continuance to the September 3, 2026. Timelines to be waived and hearing to be readvertised.

- g. Motion to Continue Hearing to September 3, 2026.
 - i. Motion to Continue
 - 1. Tony Cascerceri
 - ii. Second Motion to Continue
 - 1. Harry Kramer
 - iii. Vote to Continue Hearing to September 3, 2026
 - 1. 5/5 Ayes
- 9. Continue 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 withdrew their application. No further action is needed by Board.
- 10. Continued Hearing for Paul Matuszak & Michael Paparone
 - a. Appeal Number: 2026-2094
 - b. Location: 850 Highland Avenue
 - c. Tax Parcel: 02-029-284
 - d. Request: Variance for non-illuminated sign to be 67 square feet instead of 50 square foot maximum sign size.
 - e. Attorney: Michael Meginnis, Esquire—Begley, Carlin & Mandio, **(Per Agenda)**; Chelsea Jackman, Esquire—Begley, Carlin & Mandio, LLP **(On Record)**
 - 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. Ms. Jackman gave a summary of the property and the wall façade sign which is bigger than the ordinance allows. The sign will not be illuminated. The sign will only show the contact information for the business. Michael Paparone was sworn in. Mr. Paparone stated all the information submitted in the application and stated in Ms. Jackman's summary is true and accurate. He adopted said information and summary as his testimony. Mr. Paparone runs a Service Pro

Restoration Company which offers emergency services. The office hours of the company are eight o'clock (8:00) to five o'clock (5:00). There is a junkyard next door, and individuals have come into his business mistakenly. He is looking to prevent this and help promote the business. The business has been at this location for two (2) years. The business helps the community and supports the veterans. Harry Kramer asked if the sign could be made slightly smaller in any way. Mr. Paparone stated he tried to configure it to be made smaller. Joanne Redding asked if he could remove the three (3) areas since you have a website and telephone number. Mr. Paparone stated that it could not be because his business is a part of a franchise contract and the contract states the signage must have the territory listed. Ed Tokmajian, Sr. asked for clarification of the signage size, the designer and why they could not conform the signage to fit the ordinance. Mr. Paparone stated that due to the distance from the street and size of the wall. He also stated that he is bound by the licensing agreement. Ms. Jackman stated there is a franchise requirement that must be upheld. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the request.

- h. 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. 5/5 Ayes
- i. Motion to Approve variance for non-illuminated sign to be 67 square feet instead of 50 square foot maximum sign size.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance for non-illuminated sign to be 67 square feet instead of 50 square foot maximum sign size
 - 1. 5/5 Ayes

11. Hearing for June Rose

- a. Appeal Number: 2026-2315
- b. Location: 853 Village Lane

- c. Tax Parcel: 02-058-047
- d. Request: Variance for proposed accessory structures to be greater than 25 percent of the footprint of the principal building
- e. Exhibits
 - i. A1-Application with attachments
 - ii. A2-Certificates of Service
 - iii. A3-Aerial photo
 - 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
- f. Summary
 - i. Property owner, June Rose and her son, Michael Wilson, were sworn in. Ms. Rose stated she left the mailing receipts at home, and she only received two (2) green cards back. Mr. Wilson will speak on his mother's behalf. A revision of the dimensions was submitted. Ms. Rose has been a lifelong resident. She would like to erect a 24-foot by 24-foot detached garage. The garage will be a total of 570 square feet. It will not be used as an apartment. It will have no attic. It will hold no more than two (2) cars. The property is unusually shaped. The structure will be in-line with the appearance of the neighborhood. Joanne Redding inquired about a pool and shed on the property. Mr. Wilson stated there is a pool and shed on the property. The shed holds everything necessary for the pool. Tom Panzer, Esquire reviewed the dimensions of the detached garage for the Board. Ed Tokmajian, Sr. asked Mr. Wilson if there would be a driveway or do they plan to drive over the grass. Mr. Wilson responded the plan is to drive over the grass because adding a driveway will cause impervious issues. However, his mother will do whatever is needed to comply. Ed Tokmajian, Sr. asked if there was ever a garage on the property before. Mr. Wilson stated he was unsure if the previous property owner did or not. It was stated there are 14 other houses in the neighborhood and none of those homes have garages. 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. Matt Trzaska
 - ii. Second Motion to Close

1. Tony Cascerceri
 - iii. Vote to Close Testimony
 1. 5/5 Ayes
 - h. Motion to Approve variance for proposed accessory structure to be greater than 25 percent of the footprint of the principal building.
 - i. Motion to Approve
 1. Matt Trzaska
 - ii. Second Motion to Approve
 1. Tony Cascerceri
 - iii. Vote to Approve variance for proposed accessory structure to be greater than 25 percent of the footprint of the principal building
 1. 5/5 Ayes
12. Hearing for Cho Leng Ho
 - a. Appeal Number: 2026-2495
 - b. Location: 2578 Barnesleigh Drive
 - c. Tax Parcel: 02-049-839
 - d. Request: Variance for accessory structure to be greater than 25% of the principal structure and less than 5 feet from rear and side property lines
 - 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. T1-Drone photo of subject property
 - f. Summary
 - i. Audience member, Harris Lacy, requested party status. Ms. Ho was sworn in. Ms. Ho wishes to install a basketball platform/court in her yard. This would give her children a safe place to play. There will be no roof, no walls, no utilities, no living space. It would be a flat, open area not causing any obstruction. Making the area any smaller would cause uneven ground and could become a safety hazard. Tom Panzer, Esquire reviewed the diagram and dimensions. There is a 120 square foot shed also on the property. Tom Panzer, Esquire explained the percentage ratio. Ms. Ho stated idea was her son's idea to do as a project with his father. The footing has already been installed. Ms. Ho stated that someone called and they received the violation. Joanne Redding explained there is too much on the property. Ms. Ho asked

about a using a concrete slab instead for a base. Joanne Redding again stated it is too much on the property and it is taking away from the impervious surface. Kenneth Farrall spoke about the impervious surface coverage. He stated according to the impervious surface coverage worksheet Ms. Ho is 40% impervious coverage. Ms. Ho gave the definition of an accessory structures and argued how the definition does not fit what she is doing. Joanne Redding stated there is not enough space on the property for what Ms. Ho is attempting. Matt Trzasaka inquired what would prevent the ball from going into the neighbor's yard. Mr. Ho stated she planned to put up a net when the children go out in the yard to play basketball in order to prevent the ball from leaving the yard. Harry Kramer stated basketball courts are usually in the front of the house in a driveway. He also stated no one in Bensalem has one in their yard. Harris Lacey came forward and was sworn in. He stated that he is against the applicant's request and has nothing to do with the stop work order. He stated the platform is at least two (2) feet off the ground. His objection is regarding the proximity of the basketball court. He would like to know where the nets will actually be. He is concerned about the noise, the balls coming over his fence and the water run-off in the back. Kenneth Farrall stated it is part of a stop work order. A drone photo of the property was submitted as Exhibit T1. The permit was denied because a variance was needed. Joanne Redding stated the shed is on the property line and Ms. Ho admitted to moving the shed. Joanne Redding stated she does not think this is a good idea at all. No further questions or comments from the Board. No further 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. Matt Trzaska
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- h. Motion to Deny variance for accessory structure to be greater than 25% of the principal structure and less than 5 feet from rear and side property lines
 - i. Motion to Deny
 - 1. Harry Kramer

- ii. Second Motion to Deny
 - 1. Tony Cascerceri
- iii. Vote to Deny variance for accessory structure to be greater than 25% of the principal structure and less than 5 feet from rear and side property lines
 - 1. 5/5 Ayes

13. Hearing for Simran Properties, LLC Attn: Amarjot Singh

- a. Appeal Number: 2026-2596
- b. Location: 4118 Bristol Road
- c. Tax Parcel: 02-017-115
- d. Request: Variance to allow buffer yard and planting strip to be coincident with the side yard setback. Variance to allow new construction and fill within an identified floodplain area.
- e. Attorney: Robert W. Gundlach, Jr. Esquire—Fox Rothchild, LLP
- f. Summary
 - i. Applicant requested a Continuation to September 3, 2026. Applicant is in discussions with the Township. Agreed to waive all timelines.
- g. Motion to Continue Hearing to September 3, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Ed Tokmajian, Sr.
 - iii. Vote to Continue Hearing to September 3, 2026
 - 1. 5/5 Ayes

14. Hearing for Creative Construction & Design, Inc.

- a. Appeal Number: 2026-2636
- b. Location: 4863 Hazel Avenue
- c. Tax Parcel: 02-005-218
- d. Request: Variance for lot area, lot width, and side yard setback to construct a single-family home.
- e. Attorney: Bryce H. McGuigan, Esquire—Begley, Carlin & 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. McGuigan summarized the property details and reviewed the plan submitted with the application. The plan is to demolish everything presently on the property and build a single-family home with a driveway and formal storm water management system. Applicant does not expect to have any neighbors objecting to the construction. Larry Byrne and Jason Kerper were both sworn in and adopted Mr. McGuigan's summary as their testimony. Ed Tokmajian, Sr. questioned the variances and received clarification of the square footage. Mr. McGuigan understands it is a small lot and is just replacing what was already there. Applicant will build according to the plan set forth. Matt Trzaska asked if a storm water management system would be added. Applicant stated there will be one installed. No further questions or comments from the Board. No one from the audience came forward in favor or opposition of the request.
- h. Motion to Close Testimony
 - i. Motion to Close
 - 1. Matt Trzaska
 - ii. Second Motion to Close
 - 1. Harry Kramer
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- i. Motion to Approve variance for lot area, lot width and side yard setback to construct a single-family home.
 - i. Motion to Approve
 - 1. Matt Trzaska
 - ii. Second Motion to Approve
 - 1. Harry Kramer
 - iii. Vote to Approve variance for lot area, lot width and side yard setback to construct a single-family home
 - 1. 3/5 Ayes
 - a. Matt Trzaska
 - b. Harry Kramer
 - c. Tony Casceri
 - 2. 2/5 Nays
 - a. Ed Tokmajian, Sr.
 - b. Joanne Redding

15. Hearing for Parx Hotel LLC

- a. Appeal Number: 2026-2644

- b. Location: 3327 Street Road
 - c. Tax Parcel: 02-001-065-005
 - d. Request: Variance to erect sign greater than 50 square feet, not facing a public street and a special exception to permit a sign with a led screen panel.
 - e. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin, & Mandio, LLP
 - f. Summary
 - i. Applicant requested a continuance to the September 3, 2026, Hearing.
 - g. Motion to Continue Hearing to September 3, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to September 3, 2026
 - 1. 5/5 Ayes
16. Correspondence
- a. None
17. Adjournment
- a. Motion to Adjourn
 - i. Harry Kramer
 - b. Second Motion to Adjourn
 - i. Ed Tokmajian, Sr.
 - c. Vote to Adjourn
 - i. 5/5 Ayes