

Zoning Hearing Board

Monthly Hearing

September 3, 2026

Monthly Meeting Minutes

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

1. Open meeting with the Pledge of Allegiance
 - a. Led by Joanne Redding
2. Statement of Rules and Procedures
 - a. Led by Tom Panzer
3. Approval of last month's Minutes—August 6, 2026
 - a. Motion to Approve
 - i. Matt Trzaska
 - b. Second Motion to Approve
 - i. Ed Tokmajian, Sr.
 - c. Vote to Approve last month's Minutes—August 6, 2026
 - i. 5/5 Ayes
4. 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 space, buffer yard and setback adjacent to a residential district.
 - e. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin & Mandio, LLP
 - f. Summary
 - i. Applicant was present for the Board's decision.
 - g. Motion to Approve variance for parking, loading space, buffer yard, and setback adjacent to a residential district with the following conditions: 1. Maintain a Lease Agreement with the adjacent property owner to provide no fewer than 100 parking spaces within the adjacent lot for parking on Sundays during church services (consistent with Parking Lease marked as Exhibit A-4); 2. The seating for congregants will be limited to no more than 262 seats; 3. The 30 parking spaces reflected in Applicant's Exhibit A-7, Conceptual Parking Plan, shall be constructed within six (6) months of the date of the

Zoning Decision; 4. There shall be no daycare services provided at the property; and 5. The regular church services, other than ancillary services like bible study, will be confined to Sunday.

i. Motion to Approve

1. Harry Kraner

ii. Second Motion to Approve

1. Ed Tokmajian, Sr.

iii. Vote to Approve variance for parking, loading space, buffer yard, and setback adjacent to a residential district with the following conditions: : 1. Maintain a Lease Agreement with the adjacent property owner to provide no fewer than 100 parking spaces within the adjacent lot for parking on Sundays during church services (consistent with Parking Lease marked as Exhibit A-4); 2. The seating for congregants will be limited to no more than 262 seats; 3. The 30 parking spaces reflected in Applicant's Exhibit A-7, Conceptual Parking Plan, shall be constructed within six (6) months of the date of the Zoning Decision; 4. There shall be no daycare services provided at the property; and 5. The regular church services, other than ancillary services like bible study, will be confined to Sunday.

1. 5/5 Ayes

5. Continued 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 three (3) additional apartment units and a variance from the parking requirements

e. Attorney: Michael J. Meginniss, Esquire—Begley, Carlin & Mandio, LLP

f. Summary

i. Attorney for the Applicant requested a Continuance to October 1, 2026.

g. Motion to Continue Hearing to October 1, 2026

i. Motion to Continue

1. Harry Kramer

ii. Second Motion to Continue

1. Tony Cascerceri

iii. Vote to Continue Hearing to October 1, 2026

1. 5/5 Ayes

6. Continued Hearing for Squire Home Builders, LLC

- a. Appeal Number: 2026-2086
 - b. Location: Paris Ave. & Charles V. Ellzy Way
 - c. Tax Parcel: 02-007-115
 - 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 withdrew application. No further action required by the Board
7. Continued 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. Exhibits
 - i. A1-
 - g. Summary
 - i. Attorney for the Applicant requested a Continuance to November 5, 2026.
 - h. Motion to Continue Hearing to November 5, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to November 5, 2026
 - 1. 5/5 Ayes
8. Continued 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. Meginnis, Esquire—Begley, Carlin, & Mandio, LLP
 - f. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service

- iii. A3-County Map
- iv. A4-Aerial Photo
- v. B1-Letter to the Applicant
- vi. B2-Proof of Publication in the Bucks County Courier Times
- vii. B3-Proof of Posting on the Premise
- viii. B4-August 2026 Continuance Request

g. Summary

- i. Mr. Meginnis, attorney for the Applicant, gave the Board a summary of the property and location. Applicant is seeking to construct a video sign. The placement of the sign will not be facing a residential area. The sign will only be visible from the Casino. The ordinance and was explained and reasons for the special exception. Chief Operating Officer, John Dixon, was sworn in. It was stated the sign is specifically to attract visitors to the casino. The is only a video display sign on the property and would not be a distraction to motorists. The pixels and dimmer will be adjusted as per the ordinance. Applicant explained the dimmer would be on a timer set to thirty (30) minutes before sunset and thirty (30) minutes after sunrise. The sign will not have any audio or pyrotechnics. Mr. Dixon adopted Mr. Meginnis's summary as his testimony. Mr. Dixon wants the sign to attract the 20,000 casino patrons to know the hotel exists. No questions and comments 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. Tony Cascerceri
- ii. Second Motion to Close
 - 1. Harry Kramer
- iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- i. Motion to Approve 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
 - i. Motion to Approve
 - 1. Tony Cascasceri
 - ii. Second Motion to Approve
 - 1. Matt Trzaska

- iii. Vote to Approve 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

- 1. 5/5 Ayes

9. Continued 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. B6-Confirmation of 7/2/26, of request for a Continuation to 9/3/2026
 - ii. T1-Stipulated Data
- f. Summary
 - i. Tom Panzer gave a quick overview of the previous hearing which was held on July 2, 2026. Mr. Farrall stated the property is 50% non-conforming. Mr. Hannye added that the shed is also non-conforming. Joanne Redding questioned the original placement of the shed. Mr. Hannye stated he did move the shed to the other side of the property due to the trees. Mr. Hannye asked if it would be easier to move the shed back to its original place since it was grandfathered in. Joanne Redding stated moving the shed made the “grandfathering” null in void. Mr. Hannye and Mr. Panzer reviewed the Ordinance. Mr. Hannye stated that there is a financial hardship and need for flood protection. The Board stated their want to close the record and push the decision back to the hearing on October 1, 2026.
- 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

10. Hearing for ABNA Properties Inc

- a. Appeal Number: 2026-3038
- b. Location: 2777 Lincoln Highway
- c. Tax Parcel: 02-001-027-001
- d. Request: Variance for sign setback
- e. Attorney: David M. Shafkowitz, Esquire

- f. Applicant: Abey John
 - g. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-Certificates of Service
 - iii. A3-Aerial Photos and two (2) renderings
 - iv. B1-Letter to the Applicant
 - v. B2-Proof of Publication in the Buck County Courier Times
 - vi. B3-Proof of Posting on the premise
 - h. Summary
 - i. Mr. Shafkowitz, attorney for the Applicant, summarized the property. Applicant is wanting to erect a sign on the property. The sign would be 12 feet and made of wood. The post will be placed two (feet) into the ground. This sign will be used as an identifier of the business with the address. The sign will not be lit or back lit. Applicant is solely requesting a setback variance for the placement because it will only be eight (8) feet from the curb. Abey John, Applicant, was sworn in and adopted Mr. Shafkowitz's summary as his testimony. Mr. John stated he will be moving into the location from another Bensalem location. Tom Panzer and Mr. Shafkowitz spoke about the ultimate right of way. Discussions regarding the front yard and the side yard took place and the placement of the sign would encroach on another's property. Applicant was asked if he had any supporting documents stating he has authority to place the sign on the other property. Mr. Shafkowitz stated he does have said documents requested by the Board, but he does not have those documents with him. Joanne Redding stated she is not comfortable to render a decision allowing Applicant to erect a sign on another's property without the easement paperwork. The Board recommended requesting a Continuance to October 1, 2026
 - i. Motion to Continue Hearing to October 1, 2026
 - i. Motion to Continue
 - 1. Harry Kramer
 - ii. Second Motion to Continue
 - 1. Tony Cascerceri
 - iii. Vote to Continue Hearing to October 1, 2026
 - 1. 5/5 Ayes
11. Hearing for Thomas Snyder
- a. Appeal Number: 2026-3039

- b. Location: 4423 Master Avenue
- c. Tax Parcel: 02-007-043
- d. Request: Variance to allow impervious surface coverage of 50.02% greater than the required 45%
- e. Exhibits
 - i. A1-Application with Attachments
 - ii. A2-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 obtained proper documents to have work done to his property. He reviewed everything that has already been done per the purposed plan. A sidewalk that was placed and he realized after-the-fact the sidewalk caused him to be over the allowed impervious percentage. No questions or comments from the Board.
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. Tony Cascerceri
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- h. Motion to Approve variance to allow impervious surface coverage of 50.02% greater than the required 45%.
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. Tony Cascerceri
 - iii. Vote to Approve variance to allow impervious surface coverage of 50.02% greater than the required 45%
 - 1. 5/5 Ayes

12. Correspondence

- a. None

13. Adjournment

- a. Motion to Adjourn

- i. Harry Kramer
- b. Second Motion to Adjourn
 - i. Tony Cascerceri
- c. Vote to Adjourn
 - i. 5/5 Ayes