Zoning Hearing Board

Monthly Meeting Minutes

October 1, 2026

In Attendance: Matt 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. Issued by Tom Panzer, Esquire
3. Approval of last month's Minutes—September 3, 2026
    a. Motion to Approve
        i. Harry Kramer
    b. Second Motion to Approve
        i. Matt Trzaska
    c. Vote to Approve last month's Minutes—September 3, 2026
        i. 5/5 Ayes
4. Continued hearing for Richard S. Hannye (Decision Only)
    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. Summary
        i. Board met in an executive session at 6:00 P.M. Board rendered their decision.
    f. Motion to Approve variance for impervious coverage and construction in flood plain with the following conditions:
        i. Motion to Approve
            1. Harry Kramer
        ii. Second Motion to Approve
            1. Ed Tokmajian, Sr.
        iii. Vote to Approve variance for impervious coverage and construction in flood plain with the following conditions:
            1. 5/5 Ayes
5. Continued Hearing for 771 Realty LLC

a. Appeal: 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. Exhibits
    i. A1-Application with Attachments
    ii. A2-Certificates of Service
    iii. A3-Amended Application
    iv. A4-Aerial Photographs
    v. A5-Annotated Interior
    vi. A6-Site Plans for 771, 773 and 801)
    vii. B1-Letter to the Applicant
    viii. B2-Proof of Publication in the Bucks County Courier Times
    ix. B3-Proof of Posting on the Property
g. Summary
    i. Joanne Redding recused herself from the proceedings. Mr. Michael Meginniss, attorney for the applicant, began proceedings by describing Exhibits A5 and A6, and stated the properties mentioned in Exhibit A6 are all owned by the Applicant. Mr. Meginnis went on to describe the property. A couple of apartments, located on the property, are currently occupied and have been occupied prior to the 2025 acquisition. The district is not zoned for residential; however, the property use has been housing multiple families. The applicant is solely here for a parking variance for the property. At present, there are only 11 spaces available for parking. The conversion of the property will relieve the parking issue and alleviate the traffic. The applicant is willing to condition for the additional parking from the adjacent property also owned by the applicant. Tom Panzer requested clarification on Exhibit A4 and asked if the proposal for ten (10) additional spaces affects the property located at 771. Mr. Meginniss stated the applicant is willing to enter into an easement agreement where residents with guests could park at the adjacent property. Ken Farral was sworn in for clarification of the parking issue. Ken Farrall stated there are 13 parking spaces on Locust Avenue. The minimum spaces required are approximately 30. A variance is needed for 17 spaces. If we use the parking spaces at the adjacent property, then the variance is only for 7 spaces. Conversation regarding the number of

parking spaces went on between Ken Farrall and Harry Kramer ensued. Love Popli, applicant, was sworn in and adopted Mr. Meginniss' summary as testimony. He stated he is looking to increase the residential percentage. Matt Trzaska asked how renters in the back apartments would access parking. Mr. Meginniss gave a couple of alternatives since there is no pedestrian walkway. Tom Panzer requested the square footage for apartments nine (9) and ten (10) Mr. Popli stated he is unsure of square footage calculation. However, he believes the apartments are 300-350 square feet. Mr. Meginniss stated both apartments are two-bedroom. Discussions continued regarding the building footprint. Tom Panzer requested use clarification for the adjacent properties. Mr. Popli stated the adjacent properties are a laundromat (771) and a beer distributer (801) and are in full use. The laundromat is approximately 1200 square feet, and the beer distributer is approximately 5000 square feet. Mr. Chama Popli, owner of the properties, was sworn in. Mr. C. Popli was unable to confirm the actual square footage of the properties. Another property in question regarding square footage was the vape shop property. Mr. C. Popli stated he acquired the property a year ago and is about 4500 square feet. Ed Tokmajian, Sr. asked what the addresses and tax parcel number are. Mr. Meginniss stated the properties are all listed under one (1) tax parcel. Ed Tokmajian, Sr. then inquired about the number of parking spaces on the property containing the vape shop, laundromat, and beer distributer and fire safety requirements. Mr. Meginniss stated that the properties are part of the building code. Mr. C. Popli stated that there are fire alarms presently. It was confirmed by Mr. C. Popli, in answer to Tom Panzer's question about the number of parking spaces, that there are 13 spaces. Tom Panzer asked if consolidating the lot was a consideration verse an easement agreement. Mr. L. Popli stated that was not considered as an option; however, they are willing to work with the township. Mr. Meginniss stated that the applicants would be happy to discuss it. Another item to consider is the transfer tax because it is not just a deed transfer. No further questions or comments from the Board. The floor was opened to the audience for public comment. Audience member Joe Gannon stepped forward in opposition to the request. He stated traffic and parking are a nightmare. He also stated many visiting the vape shop park on his property. Applicant has approached Mr. Gannon and offered to buy his property for parking. No

other audience member came forward in favor or opposition to the request.

h. Motion to Close Testimony
    i. Motion to Close
        1. Motion to Close
            a. Ed Tokmajian, Sr.
        2. Second Motion to Close
            a. Tony Cascerceri
        3. Vote to Close Testimony
            a. 4/4 Ayes
i. Board will render a verbal decision on November 5, 2026

6. Continued 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. Summary
        i. David M. Shafkowitz, Esquire sent a letter requesting a continuance to November 5, 2026.
    g. Motion to Continue Hearing to November 5, 2026
        i. Motion to Continue
            1. Harry Kramer
        ii. Second Motion to Continue
            1. Ed Tokmajian, Sr.
        iii. Vote to Continue Hearing to November 5, 2026
            1. 5/5 Ayes
7. Hearing for Mr. and Mrs. Palumbo
    a. Appeal Number: 2026-3257
    b. Location: 1310 Lavender Road
    c. Tax Parcel: 02-062-020
    d. Request: Variance for maximum building coverage, rear, & side yard setback, accessory structure footprint larger than principal structure and distance between structures.
    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. Palumbo was sworn in. He stated he would like to re-stone an existing driveway. The original driveway was not recorded with the township. He also wanted to replace the shed. The Township stated setbacks were needed. Most structures on the property were there prior to purchase. The new shed dimensions are 16 feet by 20 feet and would be used to fit storage containers filled with tools. There are many items on the property, and he is trying to get rid of it all. He is willing to stipulate the removal of all the junk. A smaller shed was applied for in 2024, but the shed was never erected. Two (2) storage containers were used instead. Joanne Redding inquired if Mr. Palumbo was willing to continue the hearing until after the removal of some of the items on the property. Mr. Palumbo agreed to do so in order to show "good faith" in removing the items.

g. 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. Hearing for Nicholas Gorgol
    a. Appeal Number: 2026-3386
    b. Location: 2442 Ogden Avenue
    c. Tax Parcel: 02-062-087
    d. Request: Variance for accessory structure to exceed the size of 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. Gorgol was sworn in. He is looking to build a garage. He stated he meets the water retention, setbacks and impervious. He just wants a

place he can store everything in, such as his camper, truck, boat, lawn mower, and landscaping equipment. He does not want to store anything outside. He also does not like the look of everything outside. He plans to remove the older/smaller shed, and the garage would be placed a little further back from the house. Joanne Redding stated her concern is someone running a business out of it in the future and questioned whether there will be utilities ran to the garage. Mr. Gorgol stated a little electric. Just a light switch for a light. No water, no sewer, no HVAC. The garage would be solely for storage purposes. Tom Panzer reviewed the measurements for the home and proposed garage with the applicant. Ken Farrall asked if the garage could be moved back and Mr. Gorgol stated absolutely. Ken Farrall then asked the applicant how far he could potentially move the shed back without interference with the play area. Mr. Gorgol stated this aspect is negotiable. Joanne Redding recommended moving the shed back 15 to 20 feet. Mr. Gorgol agreed to Ms. Redding's recommendation. Discussions continued regarding the plan dimensions. No further questions or comments from the Board. No one came forward in favor or opposition of the Applicant's request.

g. 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
h. Motion to Approve variance for accessory structure to exceed the size of the principal structure.
    i. Motion to Approve
        1. Matt Trzaska
    ii. Second Motion to Approve
        1. Ed Tokmajian, Sr.
    iii. Vote to Approve variance for accessory structure to exceed the size of the principal structure.
        1. 5/5 Ayes

9. Hearing for Scot Bastedo, Sr.
    a. Appeal Number: 2026-3397
    b. Location: 2590 Ogden Ave
    c. Tax Parcel: 02-062-113-001

d. Request: Variance for front and side yard setbacks, and distance between structures.
e. Summary
    i. Applicant was unable to send letters out to neighboring properties. He did not receive the package until September 28, 2026.
f. Motion to Continue Hearing to November 5, 2026
    i. Motion to Continue
        1. Harry Kramer
    ii. Second Motion to Continue
        1. Matt Trzaska
    iii. Vote to Continue Hearing to November 5, 2026
        1. 5/5 Ayes

10. Correspondence
    a. Executive Session was held.
11. 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