

Zoning Hearing Board Meeting Minutes—August 4, 2022

In attendance: Joanne Fields, Harry Kramer, Joanne Redding, George Seymour, Al Champion, Tom Panzer, and Ken Farrell

1. Open meeting with the Pledge of Allegiance
 - a. Led by Joanne Redding
2. Statement of Rules and Procedures
 - a. Issued by Tom Panzer
3. Approval of last month's Minutes—July 7, 2022
 - a. Motion to Approve
 - i. Harry Kramer
 - b. Second Motion to Approve
 - i. George Seymour
 - c. Vote to Approve last month's Minutes—July 7, 2022
 - i. 5/5 Ayes
4. Continued Hearing for 1977 Byberry Road for Mark Trachtenberg
 - a. Appeal Number: 2022-1272
 - b. Location: 1977 Byberry Road
 - c. Tax Parcel: 02-045-002
 - d. Request: Variance for woodland and steep slope disturbance
 - e. Attorney: Michael J. Meginniss, Esquire
 - f. Summary: Requested a Continuance to next month 9/1/22
 - g. Motion to Approve Continuance to September 1, 2022
 - i. Motion to Approve
 1. Al Champion
 - ii. Second Motion to Approve
 1. Harry Kramer
 - h. Vote to Approve Continuance to September 1, 2022
 - i. 5/5 Ayes
5. Hearing for 850 Highland Avenue and 863 Bristol Pike for 850 Highland LLC
 - a. Appeal Number: 2022-2471
 - b. Location: 850 Highland Avenue and 863 Bristol Pike
 - c. Tax Parcel: 02-029-284; 02-029-278; and 02-029-279
 - d. Request: Use variance to permit truck parking on the subject property
 - e. Attorney: Michael J. Meginniss, Esquire
 - f. Summary: Requested a Continuance to September 1, 2022
 - g. Motion to Approve Continuance to September 1, 2022
 - i. Motion to Continue
 1. Harry Kramer
 - ii. Second Motion to Continue
 1. Al Champion
 - h. Vote to Approve Continuance to September 1, 2022
 - i. 5/5 Ayes
6. Hearing for 1900 Street Road, for Premier Media, LLC

- a. Appeal Number: 2022-0399
 - b. Location: 1900 Street Road
 - c. Tax Parcel: 02-043-018
 - d. Request: Appeal the decision of the zoning officer denying an electronic graphic sign on the property
 - e. Attorney: Julie Von Speckelsen, Esquire—Eastern and Gray
 - f. Summary—Requested a Continuance to October 6, 2022
 - g. Motion to Approve Continuance to October 6, 2022
 - i. Motion to Continue
 1. Harry Kramer
 - ii. Second Motion to Continue
 1. Al Champion
 - h. Vote to Approve Continuance to October 6, 2022
 - i. 5/5 Ayes
7. Continued Hearing for Hopkins Avenue and Clovernook Avenue, Cherry Premier Prop., LLC
- a. Appeal Number: 2022-2112
 - b. Location: Hopkins Avenue and Clovernook Avenue
 - c. Tax Parcel: 02-061-184 and 02-061-179
 - d. Request: Lot area and density
 - e. Attorney: Zachary Sivertsen, Esquire—Eastern and Gray
 - f. Summary: Requested a continuance to September 1, 2022
 - g. Motion to Approve Continuance to September 1, 2022
 - i. Motion to Continue
 1. Al Champion
 - ii. Second Motion to Continue
 1. George Seymour
 - h. Vote to Approve Continuance to September 1, 2022
 - i. 5/5 Ayes
8. Hearing for 3711 Bristol Road for Cheyenne Keen and Brian Posluszny
- a. Appeal Number: 2022-1954
 - b. Location: 3711 Bristol Road
 - c. Tax Parcel: 02-019-004
 - d. Request: to permit a pole barn to be more than 25% 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 Property
 - f. Summary
 - i. Ms. Keen and Mr. Posluszny were sworn in. Ms. Keen stated that they moved into the home in April and would like to build a shed. The applicants noticed their neighbor’s shed and loved it. They asked him for the name of the company. Their previous home was a five (5) bedroom home in Levittown on a

small lot. Their present home is much smaller (three (3) bedrooms) on a much bigger lot. They attended last month's meeting to do some "homework" and found out that one of the applicants that came forward was requesting similar and the request was granted with the condition the applicant changed the trusses. Joanne Redding stated that each case is different, and decisions are not rendered based on other cases. The applicants only want a place to be able to store the lawn equipment, Christmas ornaments, and jet skis. The garage is only big enough to house a motorcycle and a tool chest. They have no intention of adding electricity or water. No driveway will be leading up to it. Shed will also not have an attic. They do not plan on making the structure bigger than what was purposed. They are in agreement with a max height of 14 feet as recommended by the Board. No further questions or comments from the Board. One member of the audience, John Biemuller, stepped forward in favor of the shed. He stated he is the neighbor who gave the applicant the information for the company that built his shed. The Board granted approval for his shed in 2004. No other audience members came forward.

- g. Motion/Vote to Close Testimony
 - i. Motion to Close
 - 1. Al Champion
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
 - h. Motion/Vote to Approve request to permit a pole barn to be more than 25% of the principal structure
 - i. Motion to Approve
 - 1. Al Champion
 - ii. Second Motion to Approve
 - 1. George Seymour
 - iii. Vote to Approve request to permit a pole barn to be more than 25% of the principal structure
 - 1. 5/5 Ayes
9. Hearing for 3638 Morrow Drive for Biplob Acharjay
- a. 2022-1748
 - b. Location: 3638 Morrow Drive
 - c. Tax Parcel:02-011-156
 - d. A1—Application with Attachments
 - e. A2—Copy of notices, list of addresses notices were sent out to, copy of receipt from USPS showing notices were sent certified, and tracking number information cards.
 - f. A3—picture of construction of front porch
 - g. B1—Letter to the applicant
 - h. B2—Proof of Publication in the Bucks County Courier Times
 - i. B3—Proof of Posting on the Property
 - j. Summary

- i. Mitu and Biplob Acharjay were sworn in. Mrs. Acharjay stated they wish to add a porch to the front of their home to conform with other homes in their development. They wish to use the porch to entertain company outside and to be able to sit outside in the rain without getting wet. Mr. Acharjay also stated the same. Al Champion asked if porch will be enclosed/screened or open. Mr. Acharjay stated the porch will be open. Harry Kramer questioned about the concrete slab already in front of the home. Mr. Acharjay stated the slab was previously there and that they will just be adding a roof to it. The concrete will only be receiving a topcoat. It was stated that the work had already begun without permits. Ken Farrell was able to get clarification and showed a picture of the column lines already constructed. The work had begun without the proper permits, applicants received a “stop work” order, applicants ceased all work to the porch, it was found that a set back was needed. No further questions or comments from the Board. Members of the audience stepped forward in favor of the request. First, Mr. and Mrs. Barbee confirmed that the cement pad has been there and has not been extended. They also stated that the construction is an improvement. Mr. and Mrs. Moltabona came forward next. They stated that they have no concerns and agreed that the construction improves the appearance of the property. Lastly, Mr. Hirst stated he has been watching the work being done to the existing cement pad. He thinks it is going to look very nice once finished. He was upset that construction had stopped.
- k. Motion/Vote to Close Testimony
 - i. Motion to Close
 - 1. Harry Kramer
 - ii. Second Motion to Close
 - 1. George Seymour
 - iii. Vote to Close Testimony
 - 1. 5/5 Ayes
- l. Motion/Vote to Approve request for a front yard setback for a front porch addition
 - i. Motion to Approve
 - 1. Harry Kramer
 - ii. Second Motion to Approve
 - 1. George Seymour
 - iii. Vote to Approve request for a front yard setback for a front porch addition
 - 1. 5/5 Ayes

10. Correspondences

- a. Administrative business item discussed off the record

11. Adjournment

- a. Motion to Adjourn
 - i. Harry Kramer
- b. Second Motion Adjourn
 - i. George Seymour
- c. Vote to Adjourn
 - i. 5/5 Ayes