

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**November 17, 2020**

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on November 17, 2020 in the meeting room at Pennridge Regional Police Headquarters, 200 Ridge Road, Sellersville, Pennsylvania.

Present: David Chlebda, Zoning Hearing Board Chairperson  
David Watt, Zoning Hearing Board Vice-Chairperson  
John Fenley, Zoning Hearing Board  
Scott MacNair, Zoning Hearing Solicitor  
Marianne Morano, Asst. Zoning Officer

The Zoning Hearing Board public hearing was convened at 7:00p.m. by Mr. Chlebda.

**Stenographic Record:** A stenographic record of the meeting was taken and will provide a record of the proceedings. A request can be made to Bucks County Court Reporters. Transcripts are stored for five years.

**Old Business**

**20-04: Lee Webster – Corner of Muskrat Road and Rich Hill Road** to consider application of Lee Webster concerning a property located at the corner of Muskrat Road and Rich Hill Road, also known as Tax Map Parcel Number 12-5-33-004. This property is located in the RP – Resource Protection Zoning District. The Applicant is proposing the construction of a single family dwelling on the property and is seeking variances from Sections 27-1702.a(1) and 27-304.(B1) of the East Rockhill Township Zoning Ordinance to construct the dwelling on a .98 acre lot. The Zoning Ordinance ordinarily requires a minimum lot size of 1.8 acres in the RP Zoning District but allows for construction of a single family dwelling on lots of one acre when the lot is a pre-existing nonconforming lot. The Applicant also seeks a variance from Section 27-304.(B1) to permit a front yard setback of 30.5 feet to a proposed deck and 41.70 feet to the dwelling. Last, the Applicant seeks a variance from Section 27-1900.d to permit removal of 50% of the woodlands where only 20% is permitted.

Correspondence dated November 16, 2020 from Gavin Laboski, Esq. Laboski Law, requesting a continuance and waiver of time limitations was received.

**On motion** by Mr. Chlebda, seconded by Mr. Watt, to grant a continuance at the request of the applicant per correspondence dated November 16, 2020 as presented. With no additional discussion, all present voted in favor.

**On motion** by Mr. Chlebda, seconded by Mr. Watt, to hold the continued hearing on Wednesday, December 16, 2020 at 7:00 p.m. at Pennridge Regional Police Headquarters. With no additional discussion, all present voted in favor.

**20-05: Michael Heridia – 1528 N. Ridge Road** to consider application of Michael Heridia concerning a property located at 1528 N. Ridge Road, Perkasio, PA 18944, also known as Tax Map Parcel Number 12-9-165-003. The property is located in the RR – Rural Residential zoning district. The Applicant seeks a special exception to change the use of the property from one nonconforming use (H-11 Junkyard Use) to a different nonconforming use (H-5 Contracting Use). In the alternative, the Applicant requests variances from Sections 27-306 and 27-601 to permit an H-5 Contracting Use in the RR Zoning District. In addition, the Applicant appeals the Zoning Officer's decision to deny the H-5 Contracting Use.

Mr. Robert Gundlach, Esq., Fox Rothschild, was present on behalf of the applicant.

Party Status requests received and approved:

- Francesca Bloom, 1591 North Ridge Road
- Bradley Scherff, 1020 West Schwenkmill Road
- Doug Soroka, 1008 W. Schwenkmill Road
- Joan and Francis (not present) Whalon, 1633 N. Ridge Road

- Colleen Williams, 1633 N. Ridge Road

Testimony: Was provided by Scott McMackin, Cowan Associates, Civil Engineer and Michael Heridia equitable owner. Testimony from both witnesses was completed and they were both excused from further testimony.

The hearing was continued to Wednesday, December 16, 2020 at 7:00 p.m. to be held at the same location, Pennridge Regional Police Headquarters. An executive session will take place prior to the hearing.

**Adjournment**

With no additional discussion, the hearing adjourned at 10:10 p.m.

Respectfully submitted,

Marianne Morano  
Asst. Zoning Officer