

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**January 14, 2021**

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on January 14, 2021 virtually via a Zoom platform. The hearing was continued from November 17, 2020 at applicant's request and December 16, 2020 due to a winter weather event.

Present: John Fenley, Zoning Hearing Board  
Kathleen Hart, Zoning Hearing Board  
Arlo Eby, Zoning Hearing Board  
Scott MacNair, Zoning Hearing Solicitor  
Marianne Morano, Asst. Zoning Officer  
Gavin Laboski, Esq.

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

**Introduction of Alternate Vacancy Candidate:**

Ms. Patricia McAnally was present to introduce herself as a candidate for the alternate vacancy.

**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 an 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.

Party Status requests received and approved:

- Robert and Megan Haire, 2349 Muskrat Road represented by Nathan Carr Whealey, Esq.
- Robin and Frank Phillipeck, 2347 Muskrat Road
- Ronald and Lori Mann, 2340 Muskrat Road

Testimony: Was provided by Paul Yaskowski, land surveyor with Urwiler and Walter and Lee Webster, property owner.

**On motion** by Mr. Fenley, seconded by Ms. Hart to grant the applicants requests for Variances conditioned on applicant installing a buffer along the western side of the driveway closest to Haire's property; compliance with all Federal, State and Township laws and ordinances with respect to this project; compliance with all testimony and exhibits introduced during the Hearing; tree replacement contribution in the amount of \$750.00 payable to East Rockhill Township tree fund. With no additional discussion, all present voted in favor.

Executed Findings of Fact, Conclusions of Law and Decision will be the Official Decision of the Zoning Hearing Board.

**Approval of December 21, 2020 Notes**

On motion by Mr. Fenley, seconded by Mr. Eby, the December 21, 2020 notes were accepted with no changes.

**Adjournment**

On motion by Mr. Eby, seconded by Mr. Fenley, with no additional discussion, the hearing adjourned at 9:58p.m.

Respectfully submitted,

Marianne Morano  
Asst. Zoning Officer