

Notes of Meeting
East Rockhill Township Zoning Hearing Board
April 12, 2021

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on April 12, 2021 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasio, Pennsylvania.

Present: John Fenley, Zoning Hearing Board
 Arlo Eby, Zoning Hearing Board
 Patricia McAnally, 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. Fenley.

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.

New Business

21-07: ARP Group, LLC/Anthony Parissi – 1004 Old Bethlehem Pike, Perkasio to consider the application of Anthony Parissi/ARP Group, LLC concerning a property located at 1004 Old Bethlehem Pike, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-008-079-001. This property is located in the R-1 – Residential Zoning District. The Applicant is seeking a special exception to allow for a change from one nonconforming use to another nonconforming use pursuant to Section 27-2106 of the East Rockhill Township Zoning Ordinance. Specifically, the Applicant is proposing to change from an automotive repair facility to an H-5, Contracting Use for an electrical contractor. Applicant proposes to use the property for office space, parking of vehicles and storage of equipment related to the electrical contractor use.

No members of the public were present except on behalf of the applicant.

Party Status requests received and approved:

- There was none.

Testimony: Was provided by Gavin Laboski, Esq. and Anthony Parissi, applicant.

It was noted the building is approximately 2,900 square feet and should applicant be granted Zoning Hearing Board approval settlement will be in May.

On motion by Mr. Fenley, seconded by Mr. Eby, to grant the applicant approval for special exception to allow change in existing non conforming use to an H5 Contractor non conforming use contingent on any lighting shielded and angled to not go off the property; compliance with all exhibits and testimony and fence installed as noted in exhibit A6 to the satisfaction of the Township. 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 March 15, 2021 Notes

On motion by Mr. Fenley, seconded by Ms. McAnally, the March 15, 2021 notes were accepted with no changes.

Adjournment

On motion by Mr. Fenley, seconded by Mr. Eby, with no additional discussion, the hearing adjourned at 7:59p.m.

Respectfully submitted,

Marianne Morano
Asst. Zoning Officer