

Notes of Meeting
East Rockhill Township Zoning Hearing Board
March 6, 2023

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on March 6, 2023 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: Kathleen Hart, Zoning Hearing Board
Arlo Eby, Zoning Hearing Board
Patricia McAnally, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Marianne Morano, Zoning Officer

Members of the public were present.

The Zoning Hearing Board public hearing was convened at 6:59p.m. by Ms. Hart.

Reorganization

On motion by Ms. Hart, seconded by Mr. Eby, to nominate John Fenley as the Zoning Hearing Board Chairperson and Kathleen Hart as Vice-Chairperson. With no additional discussion, all present voted in favor.

On motion by Ms. Hart, seconded by Ms. McAnally to appoint the law firm of Clemons, Richter & Reiss as the Zoning Hearing Board Solicitor. With no additional discussion, all present voted in favor.

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

23-18: ReNew Bible Church – 1600 N. 5th Street, Perkasie to consider the application of David H. Artman of Renew Bible Church concerning a property located at 1600 N. Fifth Street, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-014-004. This property is located in the C-E Cultural-Education Zoning District. The property currently contains the Renew Bible Church, which was formerly known as First Baptist Church of Perkasie. The Applicant is proposing to construct a 16,616 square foot addition to the existing complex and a 12,320 square foot gym/storage building to the rear of the property. In addition, the Applicant is proposing to expand the parking areas, add a new athletic field and provide other associated site improvements. To install the proposed improvements, the Applicant is seeking the following variances: (1) from Section 27-304.C1.c to allow for 496 parking spaces where 1,242 are required; (2) from Section 27-1102.b to permit an impervious surface percentage of 45.13% where 30 % is the maximum allowed; and (3) from Section 27-1900.d to permit disturbance of 39.1% of the woodlands on the site where 20% is permitted.

On motion by Ms. Hart, seconded by Ms. McAnally, to accept applicant continuance correspondence to May 31, 2023 as presented. With no additional discussion, all present voted in favor.

23-16: Giant Food Store – 1153 N. 5th Street, Perkasie to consider the application of Jerrica Grance, Blair Image Elements concerning a property located at 1153 N 5th Street, Perkasie, East Rockhill Township, also

known as Tax Map Parcel Number 12-014-021-002. This property is located in the C-O – Commercial Office Zoning District. The Applicant is seeking a variance from Section 27-2007.c.(2) of the East Rockhill Township Zoning Ordinance to allow for two new signs that exceed the allowable square footage of sign area. Specifically, the Applicant is proposing two new signs on the Giant grocery store, one of which will read Giant Direct and is proposed to be approximately 15.69 square feet and the other will read Pharmacy and is proposed to be approximately 22.31 square feet.

Party Status requests received and approved:

- Bob Maiuro, 405 Blooming Glen Road
- Nancy Weber, 401 Blooming Glen Road
- Jayne Howe, 321 Blooming Glen Road

Testimony: Mr. Matt Clift, MRC Signs was present on behalf of the applicant.

Ms. Howe presented two photographs noting existing Giant sign illumination was bright and buffer is not being maintained.

On motion by Ms. Hart, seconded by Ms. McAnally, to grant the applicant approval for a variance from 27-2007.c.(2) to allow for two new signs that exceed allowable square footage located on the Giant grocery store, reading Giant Direct 15.69 square feet and Pharmacy 22.31 square feet conditioned on illumination between hours of 7:00am and 8:00pm each day of the week; compliance with limits of illumination per 27-2005.d of the East Rockhill Township Zoning Ordinance and applicant complying with all testimony and exhibits. 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.

23-17: Frederick Wedman – 1516 W. Park Avenue, Perkasie to consider the application of Frederick A. Wedman concerning a property located at 1516 W. Park Avenue, Perkasie, Pennsylvania, also known as Tax Map Parcel Number 12-008-092-001. This property is located in the Township’s R-1 – Residential Zoning District. The Applicant is seeking a variance from Section 27-802.b. of the East Rockhill Township Zoning Ordinance to allow for a 20.8% building coverage where 15% is permitted. The request is the result of the Applicant’s proposal to demolish an existing nonconforming garage and replace it with a new garage that is 2,070 square feet for the storage of his motorhome and other vehicles.

Party Status requests received and approved: There was none.

Testimony: Mr. Frederick Wedman.

It was noted the application was amended to reduce impervious surface and the dwelling has no basement which limits storage space. Photographs were presented as evidence indicating properties in the vicinity were over impervious surface requirements.

Neighbors Jim Bell, 1520 W. Park Avenue and Jim Grider, 1506 W. Park Avenue were present in support of the application and noted there are no water runoff issues.

Dave Nyman, 1405 Schwenkmill Road, is in support of the application which fits the neighborhood and stated the building is to store a fire vehicle inside.

On motion by Ms. Hart, seconded by Ms. McAnally, to grant the applicant approval for a variance from 27-2007.c.(2) to allow for two new signs that exceed allowable square footage located on the Giant grocery store, reading Giant Direct 15.69 square feet and Pharmacy 22.31 square feet conditioned on illumination between hours of 7:00am and 8:00pm each day of the week; compliance with limits of illumination per 27-2005.d of the East Rockhill Township Zoning Ordinance and applicant complying with all testimony and exhibits. With no additional discussion, all present voted in favor.

On motion by Ms. McAnally, seconded by Ms. Hart, to grant the applicant approval for a variance from 27-802.b to allow 20.8% building coverage where 15% is permitted conditioned on not to be used for overnight accommodations and applicant complying with all testimony and exhibits. 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 October 12, 2022 Notes

On motion by Ms. McAnally, seconded by Mr. Eby, the November 14, 2022 notes were accepted with no changes.

Adjournment

The hearing adjourned at 8:58p.m.

Respectfully submitted,

Marianne Morano
Zoning Officer