

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**January 24, 2024**

The East Rockhill Township Zoning Hearing Board was held at 7:00 PM on January 24, 2024 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, Zoning Officer

The public hearing was convened at 7:00PM by Mr. Fenley.

**Stenographic Record:** A stenographic record of the hearing was taken and will provide a record of the proceedings. A request can be made to Cindy McCourt at 215-348-6727 or [camccourt@buckscounty.org](mailto:camccourt@buckscounty.org). Transcripts are stored for five years.

**New Business**

Hearing was continued from January 15, 2024.

**23-20: Michael and Cindy Helbling – 2382 Three Mile Run Road, Perkasio** to consider the application of Michael and Cindy Helbling concerning a property located at 2382 Three Mile Run Road, Perkasio, East Rockhill Township, also known as Tax Map Parcel Number 12-009-249-005. This property is located in the AP – Agricultural Preservation Zoning District. The Applicant is proposing to construct a residential accessory building for a family apartment. The Applicant is seeking a variance from Section 27-502.a. of the East Rockhill Township Zoning Ordinance to allow an impervious surface percentage of 11.12% where 10% is allowed.

Mr. Gavin Laboski, Esq., Mr. Michael Helbling and Mrs. Cindy Helbling were present.

Party Status requests received and approved:

- Edward and Paula Bortnichak, 2378 Three Mile Run Road represented by Sarah Steers, Esq.

Testimony: Mr. Michael Helbling, Mr. Stanley J. Kluskiewicz, Professional Land Surveyor and Ms. Ellen Happ, Licensed Architect.

An amended plot plan exhibit was provided by the Applicant. It was noted the deck is to be uncovered with no impervious surface underneath. The applicant purchased the property when the house was constructed and at that time the property was subdivided according to current zoning with 15% impervious surface maximum.

**On motion** by Mr. Fenley, seconded by Mr. Eby, to grant the variance from Section 27-502.a. to allow 11.2% of impervious surface where 10% is allowed contingent on compliance with East Rockhill Township Stormwater Management Ordinance; stormwater management facilities to accommodate cumulative impervious surface of 2,995 square feet; comply with all conditions of the B.11.i. Accessory Family Apartment use; and comply with all testimony and exhibits. With no additional discussion, all present voted in favor.

**Approval of January 15, 2024 Notes**

**On motion** by Mr. Fenley, seconded by Ms. McNally, the January 15, 2024 notes were accepted with no changes.

**Other Business of the Board**

**On motion** by Mr. Fenley, seconded by Ms. McNally, to appoint Arlo Eby as Vice-Chairperson. With no additional discussion, all present voted in favor.

Zoning Hearing Board consensus was to request the Board of Supervisors appoint a second alternate to the Zoning Hearing Board.

**Adjournment**

**On motion** by Ms. Fenley, seconded by Mr. Eby, with no further discussion, the hearing adjourned at 9:25PM

Respectfully submitted,

Marianne Hart Morano  
Township Manager / Zoning Officer