

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**July 22, 2019**

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on July 22, 2019 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: David Chlebda, Chairperson  
John Fenley, Alternate Member  
Greg Lippincott, Alternate Member  
Scott MacNair, Zoning Hearing Solicitor  
Marianne Morano, Township Manager and Zoning Officer

The Zoning Hearing Board public hearing was convened at 6:58p.m. by Chairperson 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 Catherine Meredith, Bucks County Court Reporters. Transcripts are stored for five years.

**Old Business**

19-02: Perkasie Regional Authority concerning a property located at 1503 Park Avenue, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-008-100-003. The Applicant proposes the installation of a booster station. This property is located in the R-1, Residential zoning district. The Applicant requests the following variances from the East Rockhill Township Zoning Ordinance: (1) a variance from Section 802.b to allow for a 53.5 foot front yard where a 75 foot front yard is required and a 29.5 foot rear yard where 75 foot rear yard is required; (2) a variance from Section 1901.a(1) which requires a 20,000 square foot minimum building envelope; (3) a variance from Section 1905.a which requires a 40 foot wide Class C buffer with plantings and (4) a variance from Section 1905.b which prohibits structures within the buffer yard.

Testimony: was provided by Kevin Wolf, Anderson Engineering. Mark Eastburn, Esq. was present on behalf of the applicant.

The requested variance from Section 802.b was clarified to allow a 61.4 feet front yard setback where 75 feet is required; a 24.7 feet rear yard setback where 75 feet is required and a 28 feet side yard setback where 40 feet is required.

No one requested party status.

**On motion** by Mr. Chlebda, seconded by Mr. Fenley, to grant the variance requests with conditions including the proposed six feet high fence or evergreens at the Township Engineers discretion, applicant receive Conditional Use and Land Development approval, comply with all exhibits and testimony. The Conclusion of Law as prepared by the Township Zoning Hearing Board Solicitor shall be the official document. With no additional discussion, all present voted in favor.

**Approval of February 25, 2019 Notes**

February 25, 2019 notes were accepted with no changes.

**Other Business**

There was none.

**Adjournment**

With no additional discussion, the hearing adjourned at 8:18pm.

Respectfully submitted,

Marianne Morano  
Township Manager