

**Notes of Meeting**  
**East Rockhill Township Zoning Hearing Board**  
**February 20, 2024**

The East Rockhill Township Zoning Hearing Board was held at 7:00 p.m. on February 20, 2024 in the East Rockhill Township Municipal Meeting Room located at 1622 North Ridge Road, Perkasie, Pennsylvania.

Present: John Fenley, Zoning Hearing Board Chairperson  
Arlo Eby, Zoning Hearing Board Vice-Chairperson  
Patricia McAnally, Zoning Hearing Board Member  
Scott MacNair, Zoning Hearing Solicitor  
Marianne Morano, Zoning Officer

The Public Hearing was opened at 7:00 p.m. 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**

**24:21: Roger and Patti Jones, East Rock Road** to consider the application of Roger and Patti Jones concerning a property located on East Rock Road, Perkasie, East Rockhill Township, also known as Tax Map Parcel Number 12-011-033-005. This property is located in the RR – Rural Residential Zoning District. The Applicant is proposing to construct a single-family detached dwelling on the Property. The Applicant seeks a variance from Section 1702 of the East Rockhill Township Zoning Ordinance to build the dwelling on a lot that is less than one acre. Alternatively, the Applicant is seeking variances from Section 27-602 to allow for: (1) a minimum lot size of .86 acres where 1.8 acres is required, (2) a minimum lot width of 125 feet where 150 feet is required and (3) a minimum side yard setback of 12 feet where 30 feet is required.

Mr. Steve Yates, Mr. Roger Jones and Mrs. Patti Jones were present to request a continuance due to their legal counsel was not available.

Mr. Rick Howard, Esq. was present on behalf of Mr. Paul Hennessy and Ms. Beverly Giagenti, 2330 E. Rock Road.

**On motion** by Mr. Fenley, seconded by Ms. McAnally, to accept the applicant continuance request and continue the hearing to Wednesday, April 10, 2024 at 7:00p.m. at the same location. With no additional discussion, all present voted in favor.

**Approval of January 24, 2024 Notes**

**On motion** by Mr. Fenley, seconded by Mr. Eby, the January 24, 2024 notes were accepted with no changes.

**Adjournment**

**On motion** by Ms. McAnally, seconded by Mr. Fenley, with no further discussion, the hearing adjourned at 7:15 p.m.

Respectfully submitted,

Marianne Hart Morano  
Township Manager / Zoning Officer