

Notes of Meeting
East Rockhill Township Zoning Hearing Board
August 31, 2020

The East Rockhill Township Zoning Hearing Board was held at 7:00p.m. on August 31, 2020 in the Perkasio Fire Hall located at Perkasio Fire Station, 100 N. Fifth Street, Perkasio, Pennsylvania.

Present: Kathleen Hart, Zoning Hearing Board
John Fenley, Zoning Hearing Board
Arlo Eby, Zoning Hearing Board
Scott MacNair, Zoning Hearing Solicitor
Steve Baluh, Township Engineer and Zoning Officer
John Rice, Township Solicitor
Bill Benner, Applicant Representation

The Zoning Hearing Board public hearing was convened at 7:10p.m. by Ms. Hart.

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.

New Business

19-01: WEGBB – Glen Stevens – 1086 and 1090 Old Bethlehem Road, Perkasio to consider an appeal of WEGBB, LLC and Glenn Stevens from the Township's November 1, 2019 Enforcement Notices which alleged violations of the East Rockhill Zoning Ordinance for operating a B8 Rooming or Boarding House use and/or an extension of an F23 Inn use on the properties located at 1086 and 1090 Old Bethlehem Road, Perkasio, Pennsylvania and also known as Tax Map Parcel Numbers 12-11-052-006 and 12-011-052-003. The Applicant is also raising a substantive validity challenge to East Rockhill Township's Zoning Ordinance. The properties are located in the AP Agriculture Preservation Zoning District

Party Status requests received and approved:

- Jeff & Kelly Knueppel, 2810 Creek Road, represented by Tom Panzer, Esq
- Edgar & Alice Moore Powell, 2747 Three Mile Run Road, represented by Richard Howard, Esq
- Steven & Dana Hall, 1080 Old Bethlehem Road

Party status was also requested by an individual on behalf of Kurt & Carolyn Barthel, 2743 Old Bethlehem Road who did not attend the hearing due to Covid-19 concerns. It was determined that the Barthel's would not be granted party status if they could not attend the hearings; however, the Zoning Hearing Board will accept written comments from the Barthel's for consideration.

After opening statements from all parties, John Rice, Esq asserted that some of the information received in response to a subpoena was not adequate. After discussion, The Zoning Hearing Board ruled that additional information must be provided by WEGBB, LLC a minimum of 48 hours prior to the next hearing date.

Testimony: Was provided by Martha "Betty" Foley, prior resident of 1090 Old Bethlehem Road, and Marina Rajic, current resident of 1086 Old Bethlehem Road. Testimony from both witnesses was completed and they were both excused from further testimony. Testimony from Glen Stevens, WEGBB, LLC was started but not completed. Testimony will resume at next hearing.

The hearing was continued to Tuesday September 29, 2020 at 7:00p.m., to be held at the same location, Perkasie Fire Hall.

Approval of July 29, 2020 Notes

July 29, 2020 notes were accepted with no changes.

Old Business

There was none.

Adjournment

With no additional discussion, the hearing adjourned at 10:10p.m.

Respectfully submitted,

Steve Baluh
Zoning Officer