

- 1) In attendance: Ken Farrell
Matt M., Esquire
Al Champion
Joanne R.
Mike B.
George Seymour
Augusta O., Esquire
- 2) Opening of Meeting and Pledge of Allegiance
- 3) August Meeting Minutes—APPROVED

- 4) Continued Hearing for Cifaldi Property Investments LLC
 - Appeal # 2020-2182
 - Location: 3218 State Road
 - Tax Parcel: 02-068-046
 - Request: Variance for non-conforming space (commercial) to be residential apartment
 - Mr. Benner—Representative for Cifaldi Property Investments LLC
 - Jessica Cifaldi—Attorney and Property Manager
 - Oversees Cifaldi Property Investments LLC
 - Coordinates Rentals in Philadelphia and Delaware Counties
 - Manages 71 properties
 - Testimony of Mr. Benner
 - Acquired property at 3218 State Road in Bucks County for the purpose of making it an investment property. The property is set up like a duplex
 - Ground level has a separate entrance and mailing address as the upper level (apartment with address listed as 3216 State Road)
 - On February, 12, 2020 the property was zoned as a R1
 - Pictures of Property
 - Front
 - Rear (Spur Avenue)
 - Google Map
 - Residential properties on three (3) sides
 - Survey—Non conforming lot and side; opposite side of State Road is Industrial
 - Request to convert from Commercial to residential
 - No changes to exterior
 - Eliminate extra traffic
 - Adequate parking
 - No disruption to the site
 - Testimony of Jessica Cifaldi
 - Adopts summary presented by Mr. Benner
 - Set up one (1) bid
 - On ground level with kitchen and full bath
 - Elongated side driveway

- No signage area
- Mansion on right side
- Discussion between the Board Members and Appellants
 - Al Champion: question regarding commercial use
 - Jessica Cifaldi responded that the owner is deceased
 - Ken Farrell responded that the property was at one time a restaurant, was non-conforming and zoned as R-1 (single family residence).
Variance for multi-family residence
 - Jessica Cifaldi stated that to transform the property back into a single family home would be a hardship
 - Al Champion stated that the county has the property listed as a duplex
 - Joanne R. confirmed that the property was built as a duplex
 - Matt M., Esquire stated the building was built in 1954
 - Mr. Benner requested that the Board grant what the building was constructed as which is a duplex
 - Ken Farrell states the records of history of the property is of commercial and residential.
 - Jessica Cifaldi sees a potential to sell everything included
 - A tattoo parlor's application was denied by the township
 - Ken Farrell stated a duplex is not allowed in an R-1 zone. Needs to make the property a commercial or back to a single family residence
 - Joanne R. stated that the property cannot be a commercial property. The commercial use of the property was grandfathered and grandfather clause lapsed since property has not been used as a commercial property in many years
 - Matt M., Esquire stated that it would be a hardship to turn the property into a single family dwelling
 - Jessica Cifaldi stated a contractor (now deceased) was in the process of pulling the permits and then everything shut down due to the Coronavirus. Needs to reapply for permits
 - Joanne R. recommended making improvements to the property (i.e. paved driveways
 - Jessica Cifaldi stated the driveway was built that way; however, a newly paved driveway is located in the rear of the property. Willing to make the necessary improvements as recommended.
 - Ken questioned parking: four (4) spaces in back and grass in front or two (2) spaces in the front and two (2) spaces in the rear?
 - Matt M., Esquire recommended a condition of four (4) off street parking spaces be constructed to township specifications
 - Ken Farrell stated that the township if willing to work with the Cifaldi Property Investment LLC
 - Jessica Cifaldi: stated she added lighting to make appealing

Motion to close Testimony

Approval of Request with stipulations: 4 ayes; 0 nays

- 5) Hearing for Mark Gardyasz
- Appeal #: 2020-2410
 - Location: 3409 Bristol Road
 - Tax Parcel: 02-019-134
 - Request: Variance for garage to be 25% greater than the principal structure
 - Mr. Byrne—Engineer for Mark Gardyasz
 - Mark Gardyasz—Property Owner
 - Testimony of Mr. Byrne
 - Requesting a variance to construct a new larger garage (2400 sq ft)
 - Original garage is too small (1700 sq ft)
 - Issue is the 25% differential
 - Testimony of Mark Gardyasz
 - Reason for construction of bigger garage
 - 29' boat (see Ex A-3)
 - Has a lot of “stuff”
 - Another boat
 - Motorcycle
 - Does not want to pay to winterize and store the items off site
 - Doors on new construction need to be at minimum 14 ft high
 - Three (3) garages and sheds already constructed on the property would be demolished and replaced with the new constructed larger garage.
 - Exist as a non-conformity
 - No issues found after review by township engineer.
 - Al Champion states concerns
 - Future use for commercial property
 - Can the size of the garage be any smaller than the projected 40X60 size
 - Mark Gardyasz stated that 30X50 is the absolute smallest he can go and that is very tight. He needs to have doors at least 14ft high in order to get the boat in and out.
 - Joanne R. inquired whether or not the garage could work at an 18ft pitch verse the 21ft requested.
 - Al Champion stated that the garage is far enough back that it could not be seen by the road.
 - Ken Farrell suggested placing conditions upon the property to be approved by township engineer.
 - Mark Gardyasz is in agreement
 - No one in attendance to argue against variance
 - Motion to close
 - Motion Granted with the condition of garage size of 30 X 50 and not exceeding a 20ft pitch.
 - 4 ays/0 nays
- 6) Hearing for Chris Deperro
- Appeal #: 2020-2590
 - Location: 4713 Oak Ave
 - Tax Parcel: 02-016-055-001
 - Request: Variance for shed to be less than five (5) feet from property line
 - Testimony of Chris Deperro—Owner

- Shed on property is 6 X 14
- Did not obtain a permit. Thought he was within the perimeters
- Neighbor's estranged husband called township and reported the violation
- Al Champion commented that the dimension wise he is in compliance
- Chris Deperro: responded that one (1) side is four (4) feet from his fence instead of the township mandate of five (5) feet from the fence. The set back is 25.5
- Joanne R. motion to close and recommended granting the one (1) foot variance
- No one in attendance to argue against the variance
- Motion closed
- Request Granted
 - 4 Ayes/ 0 Nays

7) Hearing for William Haas

- Appeal #: 2020-2602
- Location: 1601 State Road
- Tax Parcel: 02060-069 and 02-064-001.001
- Request:
 - Variances to place tent structure with additional restroom trailer and kitchen tents on paver patio within flood plain.
 - Variances for removal of woodlands, driveway paving, number of parking spaces and side yard setback
- Testimony of Mr. Maloney—Representative for Mr. Haas and Penn Ryn Mansion
 - Mr. Haas has been successful at restoring the historical structure
 - Considering obtaining the property acquired by the County
 - 180 Weddings were cancelled due to the Pandemic
 - In April Mr. Haas moved forward with discussions with the County for the property.
 - Approval was granted by the County temporarily.
 - Lease of property expires on October 31, 2020
 - Awaiting on County Council to grant the property permanently to the Penn Ryn Facility.
 - Property is located adjacent to the County Park, near the Delaware River.
 - Fabric on tents will be removed by October
- Testimony by Doug Waite—Project Engineer
 - 1800sq ft of fabric on an aluminum frame, and pavers
 - County owned the open ground
 - 100 feet in width on west side of County Property
 - Tent facility will have HVAC, Kitchen, and Restrooms
 - 8200sq ft
 - Private street is 24 feet wide with a private cul-de-sac
 - Shuttle service will be provided for guests
 - Parking available in Private Lot on Penn Ryn property
 - 1 foot side yard variance is requested in order to keep out of the vista easement
 - Parking spots are 20ft wide instead of 24ft wide
 - West edge-side yard variance is requested
 - Variance for parking stalls
 - Township recommended same amount of parking spaces as restaurants (482 spaces)
 - 310 provided in the north lawn area

- 208 parking spaces were added
 - Proportioned as other two (2) facilities
 - Boundary Survey—some of proposed park area is part of County property
 - Buffer yards on east side border of County Park
 - Conditional Variance—No separate parcel
 - 75-80 acres if wooded area will not be effected
 - Some large trees still standing
 - Mr. Haas has planted a variety of other trees around the easement
 - Flood plain: 11ft contour and wraps around the Delaware River edge
 - Variance for construction in flood plain
 - Use of fill in flood plain
 - Landscape burn in tent area
 - Trees planted there already
 - Anchoring in flood plain
 - Conditioning upon approval of township engineer
- Matt M., Esquire inquired whether other approvals and/or permits will be needed
- Mr. Maloney stated that land development approval is needed
- Al Champion inquired if a 20ft to 24ft additional variance would be needed
- Mr. Maloney stated only vehicles permitted within the tented area will be shuttles and vendors
- Al Champion commented that the road would be difficult for two-way drive aisle
- Mr. Maloney commented that there is no reason to extend the parking spaces by 4ft
- Al Champion expressed concerns with flood plains and not extending because cars and shuttles can sink if it rains
- Testimony of Mr. Haas—owner of property, manager/operator and renovator
 - No parking needed due to shuttle traffic only. No buses. Buses will stop at the top lot and patrons will take the shuttle
 - Fire Truck had no issues driving through
 - Drainage is good due to the sand that is 6-8ft deep
 - Property was purchased in 1993 and open for operations in 1995
 - 160-180 person range for weddings
 - Never had to use grass for additional parking
 - Events primarily occur on Friday and Saturdays and occasionally on a Sunday
 - 14 days prior to event and exact amount of people is known
 - Max Vista Easement and view is crucial for their business
 - Kitchen is strictly a reheat area
 - All food is prepared at the upper level
 - Cleared out some small dead trees and underbrush
 - Man-made drainage done by Drexel Family (1870s-1940s)
 - Repaired fence and added vegetation on County side
 - Planted 450 different trees in the Vista Easement
 - Never seen water come over wall even six (6) inches
 - Sometimes sees some debris by wall and he removes it
 - Closest neighbor is near Station Avenue roughly 700-800ft from closest house
 - Built 100ft sound barrier 13ft high east of the county park.
 - Decimal levels no higher than 85 decimal.
 - Could not hear at 95-100 decimals by neighbor standing on curb.
 - Everything is already in place

- Joanne R. stated that she never had an issue and used the shuttle. It is an unbelievable structure
- Mr. Haas stated that the tent is crucial at this time and with social distancing
- Al Champion has concerns with lease issues with County
- Matt M., Esquire stated that the area is covered and the county is the owner
- Motion to close and request of persons against the application
 - Margot Mocarski steps forward as being against application
- Margot Mocarski--home owner on Harborn Lane for 15 years. States the application does impact the community use of the park. Water does come above the wall. Concerns regarding water movement since March. She purchased her property because of County Park. Buffer yard, Tents, HVAC, Kitchen are "ugly as hell." Feels that Mr. Haas obtaining a third business is a bad deal for the public. Overall, lack of buffer and water management is concerning
- Al Champion inquired into why the issues were not addressed prior
- Mr. Maloney stated that due to the Pandemic and circumstances that events were able to be rescheduled and helped the township
- Mike B. inquired into how late the events last
- Mr. Haas stated 10-11 pm. Park closes at sundown. Public still has access to the river
- George S. inquired how far from the property line
- Mr. Haas responded approximately 100ft
- Motion to close testimony
- Approval granted with condition of flood plain be in accordance with township engineer.
 - Votes 3 Ays—George, Mike, Joanne/1 nay—Al Champion