

*This meeting will take place entirely via Zoom. Participation is enabled via telephone, smartphone, tablet or personal computer. Please mute yourself for the duration of the meeting unless you are called upon to comment. Cheltenham Township, believing that public input is appropriate on any items coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. There are several ways to comment on an item: 1) raise your hand (to your camera or using the hand raise button); 2) dial *9 from your phone and wait until you are called on. Three minutes are allotted per speaker per agenda item. If you would like to send your comment in advance of the meeting, you may email it to alupino@cheltenhampa.gov no later than 24 hours prior to the meeting.*

If you are unable to participate in the live meeting, the meeting will be recorded and posted on the Township's [website](#), [YouTube](#) and [Facebook](#) pages.

Building and Zoning Committee

Matthew Areman – Chair
Emily Stine – Vice Chair
Irv Brockington – Member
Daniel B. Norris – Member
Emily Cheramie Walz – Member
Dwight Pedro Lewis – Member
Jeffrey Chirico – Member

Wednesday, June 3, 2026
8:00 p.m. | Zoom Web Conference

[Join Zoom Meeting](#)

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+1 929 436 2866 US (New York)

Meeting ID: 872 7954 2642, Password: 579600

Agenda

1. Zoning Hearing Board Agenda for June 8, 2026 (see attached).
 - a. Appeal #26-3815, Cellco Partnership d/b/a Verizon Wireless for 17 Limekiln Pike, Glenside (continuance requested).
2. Zoning Hearing Board Decisions (see attached).
 - a. Appeal #26-3808, Elkins Park Square Associates for 8080 Old York Road, Elkins Park.
 - b. Appeal #26-3809, Daune Marie for 221 S. Easton Road, Glenside.
 - c. Appeal #26-3810, Melrose Development LLC, for 7600 Tookany Creek Parkway, Cheltenham.
 - d. Appeal #26-3811, Guillermo DiCemente for 7852 Montgomery Avenue, Elkins Park.
 - e. Appeal #26-3812, RAM Foods Corp. for 230 S. Easton Road, Glenside
3. Receipt of Monthly Citizen's Committee Meeting Minutes (see attached).
 - a. Planning Commission – May 18, 2026.
 - b. Board of Historical & Architectural Review – May 21, 2026.
 - 1) Consider approval of a Certificate of Appropriateness for Application BHAR-26-15 of Audrey Gusick, architect, for the addition of a new accessible entrance, repointing masonry, windowsill and trim repairs, roof replacement, gutter and downspout repair, and the removal of stucco from the non-functional chimney and brick repointing at 400 Greenwood Avenue, Wyncote.
4. Receipt of [Staff Reports](#) for April 2026.
 - a. Planning & Zoning Monthly Reports
 - b. Report of the Building Inspector
 - c. Report of the Code Administrator
5. Old Business
6. New Business
7. Citizen's Forum
8. Adjournment



Alyson Elliott
Acting Township Manager

Zoning Hearing Board Agenda for

June 8, 2026

REGER RIZZO
DARNALL LLP
ATTORNEYS AT LAW

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Malvern, PA 19355

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May 26, 2026

VIA ATTACHMENT TO OPEN GOV PORTAL

Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

Re: ZHB-26-11 Amended Request for Continuance

Dear Cheltenham Township Department of Planning and Zoning,

Please accept this correspondence as a formal request to continue the above referenced application to the July Zoning Hearing Board Meeting, held Monday, July 13th. Additionally, please note that Cellco Partnership d/b/a Verizon Wireless (the “**Applicant**”) hereby waives the time requirements under the Pennsylvania Municipalities Planning Code (the “**MPC**”) which are applicable to this Application.

If you have any follow-up questions or if there is any additional documentation that we could provide in reference to this request, please contact me at your earliest convenience.

Very truly yours,

Reger Rizzo & Darnall LLP



Nicholas A. Cucé, Jr., Esquire

NAC/nac

Zoning Hearing Board Decisions

**BEFORE THE
CHELTENHAM TOWNSHIP ZONING HEARING BOARD**

IN RE: APPEAL OF ELKINS : APPEAL No. 26-3808
PARK SQUARE ASSOCIATES : :

DECISION

I. FINDINGS OF FACT

1. The Applicant is Elkins Park Square Associates (the "Applicant"), with a business address at 8080 Old York Road, Elkins Park, PA 19027.
2. On March 6, 2026, the Applicant filed an application with the Cheltenham Township Zoning Hearing Board (the "ZHB") seeking a variance from Section 295-2405.A.(3)(b)[1] of the Cheltenham Township Zoning Ordinance (the "Ordinance") to allow for the installation of two (2) 6-foot by 12-foot parallel wall signs on an existing building on the property located at 8080 Old York Road, Elkins Park, PA 19027 (the "Property") in the MU-1 – Mixed Use-1 Zoning District.
3. On April 5, 2026, and again on April 12, 2026, notice of a hearing, scheduled for April 21, 2026, was published in the Times Chronicle & PublicSpirit, Montgomery News Digital, newspapers of general circulation in Cheltenham Township. See Exhibit B-13.
4. On March 18, 2026, notice of the April 21, 2026 hearing was conspicuously posted on the Property. See Exhibits B-14, B-15.
5. By letter dated March 21, 2026, Kevin T. Kim, Esquire, counsel for the Applicant, requested a continuance of the April 21, 2026 hearing. See Exhibit B-16.
6. On April 21, 2026, the ZHB opened a hearing on the application and continued it on the record to May 11, 2026.
7. On May 11, 2026, the ZHB held an evidentiary hearing on the application.
8. Mr. Kim represented the Applicant at the hearing as counsel.

9. The Applicant presented no witnesses or other sworn testimony at the hearing.

10. Mr. Kim provided the ZHB with a description of the relief being sought by the Applicant, namely a request to install two (2) 6-foot by 12-foot directory signs on the north and south side walls of the existing building located in the Elkins Square Shopping Center that would identify the shopping center tenants located on the second floor of the building.

11. The Applicant presented no sworn testimony or evidence regarding the physical characteristics of the Property.

12. There was no sworn testimony regarding the ability of the Property to function as a shopping center with the proposed signs versus without the proposed signs.

13. There are currently numerous signs on the Property identifying both the shopping center and individual uses on the Property.

14. The ZHB voted 3-0 to deny the requested relief.

II. CONCLUSIONS OF LAW

1. The Applicant has legal standing to file the application.

2. The hearing was duly advertised, and the Property duly posted in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

3. The Property is located in the MU-1 Mixed Use Zoning District in Cheltenham Township in which a shopping center is a permitted use.

4. The Applicant failed to meet any of the requirements for the issuance of a variance to support the installation of additional signs on the Property.

5. The ZHB neither abused its discretion nor committed an error of law by denying the application.

III. DISCUSSION

An applicant for a variance bears the burden of meeting the requirements set forth in Section 910.2 of the Pennsylvania Municipalities Planning Code (hereinafter the "MPC"), where relevant, which are as follows:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located;
- (2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
- (3) That such unnecessary hardship has not been created by the Applicant;
- (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of the development of adjacent property, nor be detrimental to the public welfare; and
- (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The applicant must meet **all** of the criteria required to support the authorization of a variance. In this case, the Applicant has met **none** of the requirements of the MPC to support the authorization of a variance. There was no evidence presented of any unique physical circumstances or conditions peculiar to the Property that would render the Property unable to be used in accordance with the Ordinance. Thus, the ZHB acted appropriately in denying the Applicant's request for a variance.

In conclusion, the ZHB neither abused its discretion nor committed an error of law in denying all relief requested by the Applicant.

VI. ORDER

AND NOW, this 27th day of May, 2026, the application of Elkins Park Square Associates is **DENIED**.

**CHELTENHAM TOWNSHIP ZONING
HEARING BOARD**



Eric Leighton, Chairman



Hannah Mazzaccaro, Vice-Chair



Joseph Vescovich, Alternate Member

This Decision was mailed to the Applicant
On ____ May 27th _____, 2026.

**YOU HAVE 30 DAYS FROM THE DATE OF MAILING STATED
IMMEDIATELY ABOVE TO FILE AN APPEAL FROM THIS DECISION TO
THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY,
PENNSYLVANIA.**

7. The Applicant shall obtain all permits and approvals required by Cheltenham Township for the proposed use.

**CHELtenham TOWNSHIP
ZONING HEARING BOARD**



ERIC LEIGHTON, CHAIRMAN



HANNAH MAZZACCARO, VICE-CHAIR



DAVID L. COHEN, MEMBER

This Order was mailed to the Applicant on the 7th day of May, 2026.

YOU HAVE 30 DAYS FROM THE DATE OF MAILING STATED IMMEDIATELY ABOVE TO FILE AN APPEAL FROM THIS DECISION TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA.

PURSUANT TO SECTION 295-2807 OF THE ORDINANCE, THE RELIEF GRANTED BY THIS ORDER SHALL EXPIRE IF THE APPLICANT FAILS EITHER TO OBTAIN A BUILDING PERMIT OR COMMENCE THE USE SPECIFIED IN THE ZONING HEARING BOARD'S ORDER WITHIN ONE (1) YEAR FROM THE DATE OF MAILING NOTED ABOVE.

**BEFORE THE
CHELLENHAM TOWNSHIP ZONING HEARING BOARD
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: Application of : **APPEAL NO. 26-3810**
MELROSE DEVELOPMENT, LLC :

ORDER

AND NOW, this 7th day of May, 2026, upon consideration of the application of Melrose Development, LLC (the "Applicant"), the Cheltenham Township Zoning Hearing Board hereby **GRANTS** the following relief from the Cheltenham Township Zoning Ordinance (the "Ordinance") to allow the operation of a temporary equalization tank (Use H-3) at 7600 Tookany Creek Parkway, Cheltenham, PA 19012 (the "Property"), in the MU-3 – Mixed Use-3 Zoning District:

1. A variance from Section 295-1501.D. of the Ordinance to allow the operation of a temporary equalization tank (Use H-3) on the Property where such use is otherwise not permitted in the MU-3 – Mixed Use-3 Zoning District.

The relief granted is conditioned on the Applicant's compliance with the following conditions:

- A. The Applicant shall install fencing and landscaping around the proposed temporary equalization tank to the satisfaction of the Township Engineer and shall remove the fencing when the tank is removed.
- B. The equalization tank shall be removed as required by the Pennsylvania Department of Environmental Protection and the area on which it was located shall be landscaped to the satisfaction of the Township.
- C. The Applicant shall install, maintain, and operate the temporary equalization tank in substantial compliance with the evidence and testimony provided to the Zoning Hearing Board at its April 21, 2026 hearing.
- D. Prior to commencing the use of the Property as a temporary equalization tank, the Applicant shall obtain all permits and approvals required for the use from Cheltenham Township.

**CHELtenham TOWNSHIP
ZONING HEARING BOARD**



ERIC LEIGHTON, CHAIRMAN



HANNAH MAZZACCARO, VICE-CHAIR



DAVID L. COHEN, MEMBER

This Order was mailed to the Applicant on the 7th day of May, 2026.

YOU HAVE 30 DAYS FROM THE DATE OF MAILING STATED IMMEDIATELY ABOVE TO FILE AN APPEAL FROM THIS DECISION TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA.

PURSUANT TO SECTION 295-2807 OF THE ORDINANCE, THE RELIEF GRANTED BY THIS ORDER SHALL EXPIRE IF THE APPLICANT FAILS EITHER TO OBTAIN A BUILDING PERMIT OR COMMENCE THE USE SPECIFIED IN THE ZONING HEARING BOARD'S ORDER WITHIN ONE (1) YEAR FROM THE DATE OF MAILING NOTED ABOVE.

**BEFORE THE
CHELTENHAM TOWNSHIP ZONING HEARING BOARD
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: Application of : **APPEAL NO. 26-3811**
GUILLERMO DICLEMENTE :

ORDER

AND NOW, this 7th day of May, 2026, upon consideration of the application of Guillermo DiClemente, LLC (the "Applicant"), the Cheltenham Township Zoning Hearing Board hereby **GRANTS** the following relief from the Cheltenham Township Zoning Ordinance (the "Ordinance") to allow the operation of a Retail Take-Out Foods Use (Use B-26) at 7852 Montgomery Avenue, Elkins Park, PA 19027 (the "Property"), in the MU-2 – Mixed Use-2 Zoning District:

1. A variance from Section 295-1401 of the Ordinance to allow the operation of a Retail Take-Out Foods Use (Use B-26) on the Property where such use is otherwise not permitted in the MU-2 – Mixed Use-2 Zoning District.

The relief granted is conditioned on the Applicant's compliance with the following conditions:

- A. Truck deliveries shall be limited to 10:00 AM through 3:00 PM twice per week, and the Applicant shall cooperate with the Township if those delivery hours become problematic.
- B. There shall be no frying of food on the Property.
- C. The Applicant shall operate the Retail Take-Out Foods Use in substantial compliance with the evidence and testimony provided to the Zoning Hearing Board at its April 21, 2026 hearing.
- D. Prior to commencing the use of the Property as a Retail Take-Out Foods Use, the Applicant shall obtain all permits and approvals required for the use from Cheltenham Township.

**CHELTENHAM TOWNSHIP
ZONING HEARING BOARD**



ERIC LEIGHTON, CHAIRMAN



HANNAH MAZZACCARO, VICE-CHAIR



DAVID L. COHEN, MEMBER

This Order was mailed to the
Applicant on the 7th day of May, 2026.

**YOU HAVE 30 DAYS FROM THE DATE OF MAILING STATED
IMMEDIATELY ABOVE TO FILE AN APPEAL FROM THIS DECISION TO
THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY,
PENNSYLVANIA.**

**PURSUANT TO SECTION 295-2807 OF THE ORDINANCE, THE RELIEF
GRANTED BY THIS ORDER SHALL EXPIRE IF THE APPLICANT FAILS
EITHER TO OBTAIN A BUILDING PERMIT OR COMMENCE THE USE
SPECIFIED IN THE ZONING HEARING BOARD'S ORDER WITHIN ONE
(1) YEAR FROM THE DATE OF MAILING NOTED ABOVE.**

Here", "DD See You Soon" and "Do Not Enter", measuring 3 square feet per side per sign.

6. A variance from Section 295-2405.A.(3)(a)[2] of the Ordinance to allow: (a) 1 "Dunkin'" parallel wall sign measuring 22 square feet and 1 "JJ Jimmy John's" parallel wall sign measuring 35 square feet on the front elevation; (b) 1 "Dunkin'" parallel wall sign measuring 22 square feet and 1 "JJ Jimmy John's" parallel wall sign measuring 35 square feet on the entrance (north-facing) elevation; (c) 1 "Glenside Runs on Dunkin'" parallel wall sign measuring 14 square feet on the drive-through window (south-facing) elevation; and (d) 3 freestanding internally illuminated directional signs with logos ("DD Enter Here", "DD See You Soon" and "Do Not Enter") measuring 3 square feet per side per sign.

7. A variance from Section 295-1302.F. to allow a 1-story building where 2 stories are required.

8. A variance from Section 295-2301.D.1.(c) to allow drive aisles to be less than 16 feet wide adjacent to 60-degree angle parking.

This relief is granted conditioned on the Applicant's compliance with the following conditions:

1. The Applicant shall limit trash and recycling pickup at the Property to the hours of 7:00 AM to 9:00 PM.

2. The Applicant shall ensure the installation and maintenance of a solid fence along the entire length of the rear of the Property to provide a buffer between the Property and the residential homes abutting the Property.

3. No portion of any parking space may exist between the front building line facing South Easton Road and the right-of-way of South Easton Road.

4. The Applicant shall operate the proposed use in substantial compliance with the evidence and testimony presented by the Applicant to the Zoning Hearing Board at its May 11, 2026 hearing.

5. The Applicant shall obtain all permits and approvals required by Cheltenham Township for the proposed use.

**CHELtenham TOWNSHIP
ZONING HEARING BOARD**



ERIC LEIGHTON, CHAIRMAN



HANNAH MAZZACCARO, VICE-CHAIR



JOSEPH VESCOVICH, ALTERNATE MEMBER

This Decision was mailed to the Applicant
and the parties on ___May 27th_____, 2026.

**YOU HAVE 30 DAYS FROM THE DATE OF MAILING STATED
IMMEDIATELY ABOVE TO FILE AN APPEAL FROM THIS DECISION TO
THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY,
PENNSYLVANIA.**

**PURSUANT TO SECTION 295-2807 OF THE ORDINANCE, THE RELIEF
GRANTED BY THIS ORDER SHALL EXPIRE IF THE APPLICANT FAILS
EITHER TO OBTAIN A BUILDING PERMIT OR COMMENCE THE USE
SPECIFIED IN THE ZONING HEARING BOARD'S ORDER WITHIN ONE
(1) YEAR FROM THE DATE OF MAILING NOTED ABOVE.**

Monthly Citizen's Committee

Meeting Minutes

A regular meeting of the **PLANNING COMMISSION** for May 2026 was held tonight via web-conference, Chair Thom Cross presiding. Members present were Carl Freedman, Caitlin DiMarzio, Adam Dreibelbis, and Jesse Smith. Staff present via web-conference were Julia Detwiler, Planner 1; Chloe Mohr, Montgomery County Planning Commission (MCPC); and Adam Schantz, MCPC.

Mr. Cross called the meeting to order at 7:30 p.m. A quorum was present.

1. Mr. Freedman motioned to recommend approval of the April 27, 2026, minutes. Mr. Smith seconded, and the motion passed unanimously.
2. Review of Zoning Hearing Board (ZHB) Agenda for June 8, 2026.
 - a. Appeal #26-3813, Anthony & Laura Diaz for 2 Dewey Road.

Mr. Anthony Diaz, property owner, and Mr. Alex Goldberg, attorney for the applicant, were present for the application. Mr. Smith recused himself from voting on this application. Mr. Diaz explained that the proposed second cooking facility would make it easier to care for his daughter with disabilities and for his parents to live with them and help with his daughter's care.

Discussion ensued with respect to the following:

- The nature of the relief requested and the type of hardship involved.
- The applicant had multiple letters of support from surrounding neighbors.
- The reason for the stove in the second kitchen area, which would allow for independence for the property owner's parents and daughter.
- Accessory dwelling units (ADUs) were not permitted in any district in the township, and that the township should consider adding ADUs as a permitted use, in addition to updating the current definition of family.
- Concerns about sewer capacity related to the project, but that this type of project would not trigger the need for a sewer review.

Ms. Anneshia Viera, Johns Road, expressed her support for the application.

Mr. Freedman made a motion to recommend approval of the application. Mr. Cross seconded, and the motion was approved, with Mr. Smith abstaining.

- b. Appeal #26-3814, Warren Chappell for 1007 Valley Road.

Mr. Warren Chappell, property owner, was present for the application and shared why the proposed driveway was necessary for his property and that it would allow for easier parking for his family and access to their home.

Discussion ensued with respect to the following:

- The width of the proposed driveway, which varied depending on which section was measured.
- The original contractor was fired by the applicant for working without permits, and the grading for the projects been completed, in addition to crushed stone being added to the area.
- The applicant was working with the township to come into compliance and would obtain all permits if the relief was granted.
- Discrepancies on the site plan and that relief may also be needed for impervious coverage.

Mr. Hassan Moore, Sharpless Road, expressed his support for the application.

Ms. Theresa McGrath, Valley Road, was opposed to granting the requested relief and was concerned a business was being operated out of the residential property.

Mr. Smith made a motion to recommend approval of the application. Ms. DiMarzio seconded, and the motion was unanimously approved.

c. Appeal #26-3815, Cellco Partnership d/b/a Verizon Wireless for 17 Limekiln Pike.

Mr. Nick Cuce, attorney, Mr. Greg DeStefano, Mr. Mike Patten, PE, Mr. Michael Miranda, Mr. Andrew Petersohn, and Mr. Tim McHugh were present for the application. Mr. Cuce explained that the application sought zoning relief to allow for a tower-based telecommunication facility to be located in the MU2 Mixed Use District, in addition to other dimensional and use-related relief.

Discussion ensued with respect to the following:

- The capacity and coverage issues in the area.
- The possibility of co-locating the equipment was not feasible.
- Concerns about the location of the proposed tower facility to other structures and residential uses.
- The visual impact of the proposed tower from neighboring properties.
- The nature of the hardship that would justify the granting of the requested relief.
- Other possible locations in the area for a tower to be installed.

Mr. Carmen Ezzo, 3 Limekiln Pike, expressed concerns that he was not provided adequate notification for the appeal and was also concerned that the proposed tower could fall on his apartment building.

Mr. Tom McHugh, 3 Limekiln Pike, expressed his concerns as a business owner and employer and inquired why the applicant could not find a location that complied with the code.

Ms. DiMarzio made a motion to recommend denial of the application. There was no second for the motion.

Mr. Cross made a motion for no action, which Mr. Freedman seconded, but which the committee did not vote on.


Mr. Cuce requested that the Planning Commission table the application to allow for the applicant to return to the Planning Commission with additional information related to the location of residential uses and the other information requested by the Planning Commission.

3. Old Business – None.

4. New Business.

- a. Ms. Mohr shared opportunities for free lunchtime webinars through the PA State Planning Agency and that she would send those trainings to the Planning Commission.
- b. Ms. Detwiler shared updates on the traffic garden project that was presented to the Planning Commission in 2025, and that the anticipated ribbon cutting is scheduled for June 7, 2026.
- c. Mr. Freedman shared that he was drafting a memo to the Board of Commissioners with regards to the Melrose Country Club development and that he hoped to have that to send to the group soon.

5. Adjournment - Mr. Cross adjourned the meeting at 9:12 p.m. as there was no other business to discuss.


Alyson Elliott
Acting Township Manager

Per: Julia Detwiler

Township of Cheltenham
Board of Historical and Architectural Review
Thursday, May 21, 2026, at 6:30 P.M.

Location: Video Web Conference Call

Present: Mr. Clive Copping, Chair
Mr. Lloyd Morgan, Member
Ms. Darlene Melton, Vice-Chair
Ms. Earnestine Wilson, Member
Ms. Daria Kachmar, Member
Mr. Scott Lynch, Member
Ms. Julia Detwiler, Staff

Absent: Ms. Zilan Munas-Bass, Member
Ms. Donna Andrews, Member
Mr. Timothy Hinchcliff, Member

1. Mr. Copping called the meeting to order at 6:32 P.M. A quorum was present.
2. Reorganization.

Mr. Copping made a motion to nominate Ms. Donna Andrews to be chair of the BHAR. Mr. Morgan seconded the motion, and Ms. Andrews was unanimously voted to be chair of the BHAR.

Ms. Melton made a motion to nominate herself to be vice-chair of the BHAR.

Mr. Copping made a motion to nominate Ms. Kachmar to be vice-chair of the BHAR. Nobody seconded either of the motions.

Mr. Copping made a motion to nominate himself to be vice-chair of the BHAR. Ms. Wilson seconded the motion, and the BHAR unanimously voted to have Mr. Copping serve as vice-chair for the BHAR.

3. Mr. Lynch made a motion for acceptance of the February 19, 2026, BHAR meeting minutes. Mr. Morgan seconded the motion, and the minutes were unanimously approved.
4. Consideration of Application BHAR-26-13 of Muhammad Khan, owner of 1610 Willow Avenue, for the removal of the vinyl siding and the installation of stucco instead.

Mr. Muhammad Khan and other owners of the property were present and shared that they had been confused by the BHAR's previous instructions to re-submit their application, and that vinyl siding had been put up on the structure without permits or approvals. The BHAR members reminded them that they had been advised that attaching vinyl to the brick building would cause damage to the brick. Ms. Detwiler shared the enforcement procedures for violations to the regulations for the BHAR, and that a violation notice would be issued to the property.

Discussion ensued with respect to the following:

- The different housing types in the La Mott Historic District.
- The sequencing of repairs to return the property to its prior condition.
- Issues with applying stucco to brick.
- The proposal that was submitted was unclear and missing many details.

Upon motion of Mr. Copping, seconded by Ms. Melton, the BHAR unanimously voted to deny the Certificate of Appropriateness for the vinyl siding and the installation of stucco instead at 1610 Willow Avenue. The applicant was advised to submit plans to the Township to remedy the work

that was done without approvals, and that future construction would be monitored by members of the Building & Codes department.

5. Consideration of Application BHAR-26-15 of Audrey Gusick, architect for 400 Greenwood Avenue, for the following improvements to the property including the addition of a new accessible entrance, repointing masonry, windowsill and trim repairs, roof replacement, gutter and downspout repair, and the removal of stucco from the non-functional chimney and brick repointing.

Ms. Audrey Gusick, architect for the applicant, Ms. Nika Faulkner, historic consultant, and Ms. Kelly McMonagle, property owner, were present and shared the proposed improvements for the property, which would make it more functional as an orthodontic practice and improve accessibility.

Discussion ensued with respect to the following:

- Proposed changes to the chimney, which was non-functional and would remain decorative.
- Painting of the handrail and fire escape.
- How the ramp would be incorporated visually with the existing historic fabric.
- Proposed treatment of the existing historic window frames, which would be re-painted.
- Recommendation to replace deteriorated masonry with new matching material as needed.
- Proposed location of the ramp and the location and number of accessible parking spaces.

Mr. Lynch made a motion to recommend approval of the application. Ms. Kachmar seconded the motion, and the BHAR unanimously voted to recommend approval of the application.


Recommendation to Building and Zoning Committee: The BHAR recommended approval of the Certificate of Appropriateness for the BHAR-26-15, 400 Greenwood Avenue, for the following improvements to the property including the addition of a new accessible entrance, repointing masonry, windowsill and trim repairs, roof replacement, gutter and downspout repair, and the removal of stucco from the non-functional chimney and brick repointing.

6. Old Business – Review of in-kind applications
 - a. 7312 Butcher Street – In-Kind window replacement.
 - b. 107 Woodland Road – Addition not visible from the street.
 - c. 145 Greenwood Avenue – In-Kind urgent repair of chain link fence.

Mr. Lynch explained that the fence had just been repaired and was subsequently destroyed by a falling tree in the recent storms. He shared that the fence was important for safety and that the repairs would likely be in-kind again.

- d. 1700 Beech Avenue – In-Kind siding and roof replacement.

7. New Business.
 - a. Ms. Melton inquired if any BHAR members who were experts in historical restoration would be interested in assisting the Historical Commission with planning repairs and updates for the Richard Wall House. Mr. Morgan suggested reaching out to local elected officials.
8. Adjournment. There being no further business, Ms. Kachmar made a motion to adjourn, Mr. Lynch seconded the motion, and the motion was unanimously passed. The meeting was adjourned at 7:45 P.M.


Alyson Elliott
Acting Township Manager
Per: Julia Detwiler

Staff Report

April 1 - April 31, 2026 (Current Month)			January 1 - April 31, 2026 (FYD)			February 5, 2025 - April 31, 2025 (PYD)		
Type of Application	Number of Applications	Amount Collected	Type of Application	Number of Applications	Amount Collected	Type of Application	Number of Applications	Amount Collected
Zoning Determination Request	22	\$2,700.00	Zoning Determination Request	71	\$8,550.00	Zoning Determination Request	40	\$4,675.00
Zoning and Use Certification	39	\$3,900.00	Zoning and Use Certification	131	\$15,650.00	Zoning and Use Certification	116	\$16,900.00
Zoning Hearing Board Application	3	\$3,700.00	Zoning Hearing Board Application	9	\$18,700.00	Zoning Hearing Board Application	9	\$12,100.00
Board of Historical and Architectural R...	1	\$200.00	Board of Historical and Architectural R...	5	\$1,000.00	Board of Historical and Architectural R...	5	\$1,000.00
Subdivision & Land Development App...	2	\$11,125.00	Subdivision & Land Development Appl...	2	\$11,125.00	Subdivision & Land Development App...	4	\$32,264.63
Sign Compliance & Permit Application	10	\$648.00	Sign Compliance & Permit Application	28	\$4,085.50	Sign Compliance & Permit Application	5	\$389.00
Earth Disturbance Permit	2	\$373.75	Earth Disturbance Permit	4	\$747.50	Earth Disturbance Permit	6	\$1,773.75
Electrical Permit	50	\$18,651.00	Electrical Permit	198	\$38,509.50	Electrical Permit	142	\$48,850.20
Building Permit	49	\$138,505.50	Building Permit	167	\$225,779.94	Building Permit	145	\$112,619.50
Fencing Permit Application	21	\$1,553.50	Fencing Permit Application	48	\$3,770.50	Fencing Permit Application	41	\$4,222.50
Roofing and Siding Permit	68	\$24,040.50	Roofing and Siding Permit	169	\$57,100.50	Roofing and Siding Permit	122	\$35,280.00
HVAC/Mechanical Permit	38	\$24,566.63	HVAC/Mechanical Permit	99	\$37,826.63	HVAC/Mechanical Permit	65	\$20,454.00
Plumbing Permit	44	\$17,214.00	Plumbing Permit	157	\$30,570.90	Plumbing Permit	113	\$17,114.10
Dumpster and Temporary Storage Co...	25	\$4,050.00	Dumpster and Temporary Storage Con...	64	\$6,750.00	Dumpster and Temporary Storage Co...	43	\$6,430.00
Demolition of Structure Permit	2	\$319.50	Demolition of Structure Permit	2	\$319.50	Demolition of Structure Permit	4	\$1,689.00
Outstanding Code Violation Report Re...	3	\$650.00	Outstanding Code Violation Report Re...	10	\$2,300.00	Outstanding Code Violation Report Re...	10	\$1,300.00
Contractor Registration	84	\$7,875.00	Contractor Registration	355	\$33,575.00	Contractor Registration	239	\$21,860.00
Fire Protection System Permit	6	\$3,729.75	Fire Protection System Permit	12	\$6,338.25	Fire Protection System Permit	10	\$7,578.00
Storage Tank Installation/Removal Ap...	2	\$100.00	Storage Tank Installation/Removal App...	4	\$450.00	Storage Tank Installation/Removal Ap...	1	\$50.00
Residential Rental Inspection	8	\$660.00	Residential Rental Inspection	47	\$9,565.00	Residential Rental Inspection	30	\$2,640.00
Right of Way Permit	54	\$4,725.00	Right of Way Permit	210	\$39,425.00	Right of Way Permit	5	\$2,750.00
Parking Tickets and Citations	155	\$6,185.00	Parking Tickets and Citations	537	\$21,790.03	Parking Tickets and Citations	216	\$7,033.96
Special Trash Pickup	164	\$6,405.00	Special Trash Pickup	405	\$16,100.00	Special Trash Pickup	0	\$0.00
Parking Permits	5	\$125.00	Parking Permits	37	\$925.00	Parking Permits	0	\$0.00
Total: \$282,002			Total: \$590,953			Total: \$358,973		

Map of Applications

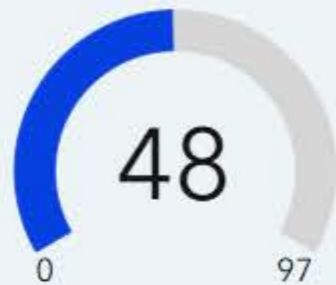


Report a Concern Application

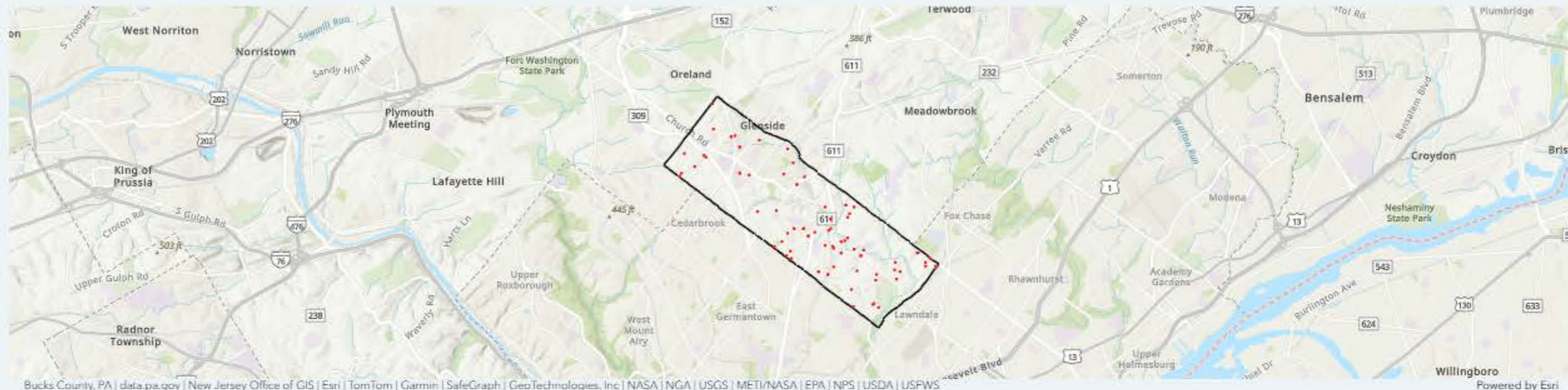
Completed - Report a Concerns

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April 1 - April 31, 2026



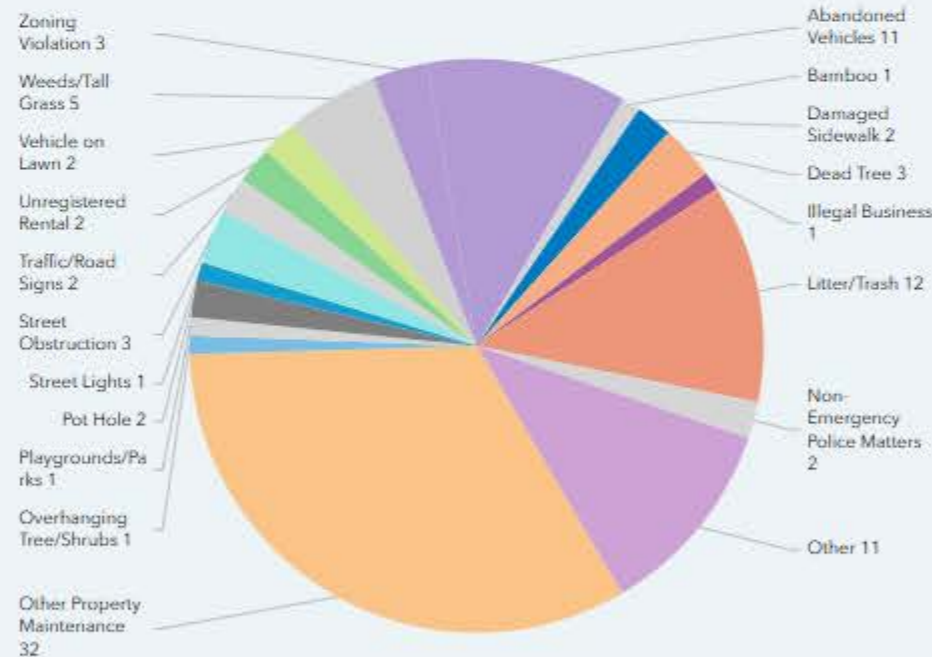
Report a Concern Map



Bucks County, PA | data.pa.gov | New Jersey Office of GIS | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | NASA | NGA | USGS | METI/NASA | EPA | NPS | USDA | USFWS

Record #	Date Submitted	Record Status	Nature of Concern	Courtesy Notice	Notice of Violation	Citation	Notice of Abatement	Abatement Invoice
CH-26-389	4/1/26, 9:56 AM	Active	Damaged Sidewalk	No	Yes	Yes	No	No
CH-26-394	4/2/26, 12:53 PM	Active	Other Property Maintenance	No	Yes	No	No	No
CH-26-395	4/2/26, 1:06 PM	Active	Other Property Maintenance	No	Yes	Yes	No	No
CH-26-399	4/3/26, 7:22 PM	Active	Playgrounds/Parks	No	No	No	No	No
CH-26-400	4/6/26, 8:45 AM	Active	Other Property Maintenance	No	No	Yes	No	No
CH-26-402	4/6/26, 12:35 PM	Active	Abandoned Vehicles	No	No	No	No	No
CH-26-401	4/6/26, 12:35 PM	Active	Other Property Maintenance	No	No	Yes	No	No
CH-26-403	4/6/26, 12:45 PM	Active	Other Property Maintenance	No	No	Yes	No	No
CH-26-404	4/6/26, 12:53 PM	Active	Other Property Maintenance	No	No	Yes	No	No
CH-26-413	4/8/26, 3:46 PM	Active	Litter/Trash	No	No	Yes	No	No
CH-26-414	4/8/26, 10:25 PM	Active	Other	No	No	No	No	No
CH-26-415	4/9/26, 8:33 AM	Active	Dead Tree	No	Yes	Yes	No	No
CH-26-416	4/9/26, 10:06 AM	Active	Other Property Maintenance	No	No	Yes	No	No
CH-26-422	4/10/26, 9:21 AM	Active	Zoning Violation	No	Yes	No	No	No
CH-26-423	4/10/26, 9:53 AM	Active	Zoning Violation	No	Yes	No	No	No
CH-26-429	4/13/26, 9:39 AM	Active	Litter/Trash	No	Yes	No	No	No

Nature of Concern



Courtesy Notice
0

Notice of Violation
48

Citation
29

Notice of Abatement
1

Abatement Invoice
0

Completed Inspections

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April 1 - April 31, 2026

