



**MINUTES**  
**WARRINGTON TOWNSHIP ZONING HEARING BOARD**  
**September 18, 2023 – 7:00 P.M.**

**Introduction of Members:** The members present were as follows:

Frank Shelly, Chair	Present
Janice DeVito, Vice-Chair	Present
Richard Alsdorf, Member	Present
Dennis Gordon, Member	Excused
Harry Chess, Member	Present
Kevin Lawlor, Alternate Member	Present
Thomas E. Panzer, Esq., Solicitor	Present
Doreen Curtin, Zoning Officer	Present
Kim Albright, Assistant Zoning Officer	Present

**Stenographic Record:** A stenographic record of the meeting will provide a record of the proceedings. Copies of the stenographic record may be purchased from Donna DeAngelis

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

a. August 28, 2023

Motion to approve the minutes made by Mr. Chess, seconded by Mr. Alsdorf and the motion carried unanimously.

**4. New Business**

**1. WTZHB 23-12 (Estate of Charlotte Miller-Kane) 2931 Bristol Rd**

The Applicant, the Estate of Charlotte Miller-Kane, regarding Tax Parcel No. 50-026-072, which is located at 2931 Bristol Road, in the R1, Residential Zoning District of Warrington Township seeks to construct a nine (9) lot residential subdivision on the subject property. In order to facilitate the proposed plan, Applicant asserts an ability to retain no greater than 71.4% of environmentally sensitive forest area, where 80% preservation is required. Applicant seeks a variance from §503.G.(1) of the Warrington Township Zoning Ordinance accordingly.

For the Applicant

Nate Fox, Attorney with Obermayer

There was much public discussion with 8 residents requesting party status. Most of the residents expressing concern wanted to know what the project was, how the proposed properties were to be laid out, how the wetlands were to be affected and what would be the buffering separating the development from the existing residential district.

Mr. Shelly asked why the Applicant did not first approach the Planning Commission before coming to the Zoning Hearing Board. The Applicant noted that they were advised to do so but chose to go first to the ZHB believing they only needed relief for encroachment into the wetlands buffer.

After discussion with the Board and a brief sidebar with the Solicitor, the Applicant requested that the hearing be continued. The recommendation was to continue the hearing to the regular November meeting and Mr. Fox agreed to provide a document waiving the right to a hearing within 60 days.

Mr. Lawlor made the motion to continue the hearing to the November ZHB scheduled date, the motion was seconded by Mr. Shelly and the motion carried unanimously.

The residents were advised to attend any upcoming meetings and also Planning Commission meetings regarding the proposed land development.

Meeting adjourned.

**Next Meeting**

October 23, 2023