

ADMINISTRATIVE RECORD OF HEARING
NEW HOLLAND ZONING HEARING BOARD

June 26, 2017

The New Holland Zoning Hearing Board met on Monday, June 26, 2017 at 7 p.m. in Borough Hall. Members present were: Chairman W. Fred Brownlee, Vice-Chairman Charlene Richardson and Donald L. Welsh. Also present were Borough Zoning Officer J. Richard Fulcher, Board Solicitor Robert Sisko, of Morgan, Hallgren, Crosswell and Kane, and Ray Daryl, court report who will be keeping an official court transcript of the Hearing. Others in attendance included Zoning Board Alternate John Taylor and Applicant Filippo Lopiccolo and local businessman Philip Weaver of New Holland.

Chairman Brownlee opened the meeting and took Roll of the Board members present.

Don Welsh made the motion that the Record of Hearing of the Zoning Meeting of April 25, 2016, be approved as distributed. This was seconded by Charlene Richardson and passed.

Chairman Brownlee then reviewed the purpose and procedures of the Zoning Hearing Board. He announced there is one Case to be heard this evening; that being Case #460-6-17, the request for a Variance to lot size requirements to allow one additional dwelling unit at 430 West Main Street, which is owned by Filippo Piccolo and is in the Borough's C-2 Zoning District. The unit proposed is for a one bedroom efficiency apartment to be located in an existing office area. He then swore in/affirmed for testimony Phil Weaver for the Applicant and Zoning Officer Fulcher.

Zoning Officer Fulcher stated the reason for the Hearing and the Applicant's need for a Variance. All required postings, advertisements and noticed were properly completed.

Phil Weaver then testified on behalf of the Applicant. A seven page (one sided) information outline of the property and structure was presented; which was designated by the Board as Exhibit A of the Application.

There were no Interested Parties present. Mr. Daryl transcribed the Hearing.

At the close of testimony, Chairman Brownlee asked for action on a Decision by the Board.

Decision

Charlene Richardson made the motion that the request for a Variance to lot size requirements to allow a one bedroom efficiency apartment in a current existing vacant office space at 430 West Main Street, be granted based on the testimony, information and exhibit provided and Sections 1607.1 and 1607.2 of the Borough's Zoning ordinance, with the following condition:

1. The Building Permit application for the remodeling is to be applied for within ten (10) days of this Decision; and the Certificate of Occupancy required for are obtained within sixty (60) days of this Decision. This was seconded by Donald Welsh and passed. The Variance was granted.

The meeting was then adjourned at 7:19 p.m.

September 25, 2017
Date Approved