

NEW HOLLAND BOROUGH ZONING HEARING BOARD
RECORD OF HEARING
May 27, 2014

The New Holland Borough Zoning Hearing Board met on Tuesday, May 27, 2014 at 7 p.m. in Borough Hall. Members present for the first of two Hearings were: Vice-Chairman Donald L. Welsh and Charlene B. Richardson. Member/Chairman W. Fred Brownlee was in attendance for the second of the Hearings. Also present were: Borough Zoning Officer J. Richard Fulcher, Board Attorney Robert Sisko, court stenographer Diana Netherton, applicant Joseph Suraci, Attorney for Mr. Suraci, W. Bryan Byler, applicant Dr. Robert L. Owens, Vickie Owens and Dr. Zoe Horan.

Vice-Chairman Welsh opened the meeting.

Charlene Richardson made the motion that the Record of Hearing as prepared by the Zoning Officer for the Board's prior meeting of February 14, 2014, be approved with one grammatical item to be corrected. This was seconded by Donald Welsh and passed.

Vice-Chairman Welsh then outlined the purpose and process of a hearing before the Board. There are two cases to be heard this evening. The hearings were properly advertised and the properties posted. The first case is #456-5-14, the request of Joseph Suraci for a 1,900 square foot Variance to lot size requirements at 360 West Main Street to allow one additional dwelling unit. The second, #457-5-14, is the request for a Variance to allow professional office use with a residential apartment structure at 406 East Main Street. He then swore-in the applicants and Zoning Officer for testimony.

Mr. Suraci then presented his testimony, with his attorney Mr. Byler requesting him to clarify various points of information for the Board. A number of hand drawn sketch plans of the interior of the structure as well as a number of photographs of the inside and outside were presented and accepted as Exhibits for the case file. After further testimony, the Hearing was closed.

Vice-Chairman Welsh stated that the Board will next hear the request of Dr. Robert L. Owens for a use Variance at 406 East Main Street; noting that Board member W. Fred Brownlee was present for the second Hearing. He then swore-in the applicants for the second case.

Dr. Owens then testified before the Board. A number of architectural drawings, a plot plan and a one page narrative outline of the elements related to the proposed structure, lot and mixed use request were provided and marked as Exhibits for the case file. Should there cease to be professional office use in the structure, they plan no more than three additional apartments, along with the initial three planned. This would make the structure all residential in the residential neighborhood, with more than the minimum required parking. He did note there is a minor discrepancy still to be determined by the exact property line survey. There could be up to 27 parking spaces, but in worse case, not less than 21. After presentation of testimony and information, the Hearing was closed.

The Board then reviewed and deliberated for the first case.

Charlene Richardson then made the motion that the request of Joseph Suraci, case #456-5-14, for a lot size Variance of 1,900 square feet to allow one additional dwelling unit at 360 West Main Street be granted, with the stipulation that an exterior light be added to the east side of the structure to shed some light on that section of driveway; as based on the information, testimony and Exhibits provided and Sections 1607.1 and 1607.2 of the Borough's Zoning Ordinance. This was seconded by Donald Welsh. The Variance was granted with one stipulation.

The members next reviewed and considered the request by Dr. Robert L. Owens for a use Variance, case #457-5-14. Fred Brownlee made the motion that the request of Dr. Robert L. Owens for a use Variance at 406 East Main Street be granted based on the information, testimony and Exhibits provided. This was seconded by Charlene Richardson and passed. The Variance was granted.

The meeting was adjourned at 8 p.m.

September 22, 2014
Date Approved