

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
FEBRUARY 23, 2022**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of February 2022 was held on February 23, 2022. The meeting was held in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:00 P.M. Present were members Matthew Ryan, Mark Vakil, Edward Bierling, Michelle Ross and Matthew Lake. Also present were Susanna Smith, the Township Zoning Officer and Ernest S. Angelos, Esquire the Board's solicitor. The hearing was record by court stenographer.

Being the first meeting of the year, Chairman pro-temp, Matthew Ryan first called the meeting to order and member Mark Vakil lead in the Pledge of Allegiance. The Chairman pro-temp next proceeded with the election of a new chairman of the Board. Upon a motion duly made and seconded Mark Vakil was elected Chairman. Next Chairman Vakil asked for nominations for Vice-Chairman. Upon a motion duly made and seconded, Matthew Ryan was elected Vice-Chairman. Lastly, the Chairman called for the appointment of Solicitor and Recording Secretary. Upon separate motions duly made and seconded Ernest S. Angelos, Esquire was appointed as Solicitor and Recording Secretary.

Next Chairman Vakil asked for the approval of the minutes for September 22, 2021. Upon a motion duly made and seconded the September 22, 2021 minutes were approved. Being there was no further old business the Chairman then moved to new business, that being case number 22-01:

Case number 22-01 is the application of Cornerstone Quality Builders, LLC; the owner of certain real property known as Lot #14 Park Avenue and further identified as folio no. 35-00-01346-00. The subject property is in the Township's R-3 Zoning District.

The Applicant requested a Special Exception in accordance with the Upper Providence Township Zoning Code, Section 1278.03.A(2), to construct a single family detached dwelling. No variances were requested.

Following testimony from the applicant and a period of public comment, in which there was none, the Board recessed to discuss the application. Upon returning to the record, and a motion duly made and seconded, the Board approved the application 5-0 subject to the following reasonable conditions:

1. That the premises be developed in accordance with the Application, plans, exhibits and testimony presented at the zoning hearing held in connection with the matter; and
2. That the Applicant apply for and obtain all applicable state, county and township permits and approvals, including, but not limited to, stormwater management permits and approvals, if necessary, and pay all required fees; and
3. That the use of the premises otherwise conforms to all relevant township, county and state ordinances, rules, regulations, and all property building codes and engineering requirements.

With no further business to come before the Board, a motion was duly made and seconded and the meeting was adjourned.

**UPPER PROVIDENCE  
TOWNSHIP ZONING HEARING  
BOARD**

BY:   
**Ernest Spiros Angelos, Esq.  
Recording Secretary**