

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
August 25, 2021**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of August 2021 was held on August 25, 2021. 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 Chairman Matthew Ryan, Vice-Chairman Mark Vakil, and member Edward Bierling. Members, Michelle Ross and Matthew Lake were absent. Also present were Greg Lebold, Township Manager, Code Enforcement Officer and Zoning Officer and Ernest S. Angelos, Esquire the Board's solicitor. The hearing was record by court stenographer.

The Chairman first called the meeting to order and Vice Chairman Vakil lead in the Pledge of Allegiance.

Next the Chairman proceeded with old business, that being Case No. 21-04-07.

Case No. 21-04-07 is the application of Shawn Conti, the tenant of 60 State Road, located in the township's B-Business Zoning District. Applicant sought a Special Exception to operate a dog training and grooming facility, a use which requires a Special Exception in the B-Business Zoning District. This matter was continued form the July meeting for further testimony from the applicant.

Following additional testimony from the applicant and after no public comment the Board recessed to discuss the application. Upon returning to the record, and a motion duly made and seconded, the Board approved the application 3-0 subject to the following reasonable conditions:

1. That the Premises be developed and used in accordance and consistent with the zoning application, plans, renderings, exhibits and testimony presented at the zoning hearings held in connection with this matter; and
2. That 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 Premises and its use otherwise conform to all relevant township, county and state ordinances, rules, regulation and all property building codes and engineering requirement; and
4. That the Premises not be used for overnight boarding or housing of any kind for any animal; and
5. The execution of a lease between the owner of 60 State Road and Mr. Conti or his designee.

With no further old or new 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:**

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