

**MINUTES OF THE REGULAR MEETING
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON
October 25, 2023**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of October 2023 was held on October 25, 2023. 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 Edward Bierling, member Mark Vakil, Matthew Ryan, and Vice-Chairman Matthew Lake. Member Brett Lester was absent. Also present were Robert Linn, the Township's Zoning Officer, and Linell Lukesh, Esquire, standing in for Ernest S. Angelos, Esquire, the Board's solicitor. The hearing was recorded by a court stenographer.

After the meeting was called the meeting to order, the first order of business was the Pledge of Allegiance.

Next Chairman Bierling moved to new business, that being the application and request of Jilani Real Estate Group, LLC for an additional one (1) year extension of the variances and special exceptions granted by the Board in case no. 20-010-06. Applicant was represented by Donald Petrosa, Esquire who made a brief presentation in connection with the request.

Following a period of public comment and upon motion duly made and seconded, the extension was granted for an additional one (1) year from October 28, 2023, subject to the reinstatement of the Board's October 28, 2020 Order and the reasonable conditions set forth therein.

Next Chairman Bierling moved to Case #23-03, which is the application of Karen and Joseph Pluta the owners of 811 Crum Creek Road. Applicant are seeking variances from: (1) Chapter 1258, Section 1258.01 Area, bulk, and dimensional standards, including the standards referenced in Table B, to allow construction of a B1 classified single-family dwelling in the R1 Zoning District on an existing lot with 7976 square feet of land (0.183 acres) as defined by Ordinance, whereas a lot area

of 1 acre is required; and (2) Chapter 1258, Section 1258.01 Area, bulk, and dimensional standards, including the standards referenced in Table B to allow construction of a B1 classified single-family dwelling and associated driveway in the R1 Zoning District on an existing lot with 2874 square feet of impervious surface (36% impervious coverage) on a lot with 7976 square feet of land, as defined by Ordinance, whereas a maximum of 20% impervious coverage is allowed.

This matter initially commenced on August 23, 2023 and was continued to the Board, September 27, 2023 meeting at which time, at the request of the application, the matter was again continued to the Board's October 25, 2023 meeting.

The hearing commenced and further testimony and evidence was presented and admitted into the the record by application, by party participants Trevor Serine and Amanda Cichon and other residents via public comment. At the conclusion of all parties' cases in chief and public comment the record was closed, and the Board continued the matter to its November 15, 2023 meeting date for a decision to be rendered.

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**