

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Christian A. Davis

Thomas Danzi

Gerry Gebhart

Jacquelyn S. Goffney

Joseph Klodarska

Lawrence G. Strohm, Jr., Solicitor

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **January 27, 2021**, beginning at 6:00 PM virtually via Zoom due to COVID pandemic restrictions.

Members Present: Tom Danzi, Christian Davis, Gerry Gebhart, Jackie Goffney, Joseph Klodarska

Staff Present: Lawrence G. Strohm, Solicitor, Meredith F. Merino, Zoning Officer

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the December 16, 2020 meeting, which was seconded by Ms. Goffney. The minutes were approved as submitted by a vote of 5 – 0.

Board Reorganization:

Election of Officers: Ms. Goffney made a motion to nominate the same board officers for 2021 as held the positions in 2020, they being Christian Davis as the Chair, Jacquelyn Goffney as the Vice-Chair, and Gerry Gebhart as the Secretary of the Zoning Hearing Board for 2021, which was seconded by Mr. Danzi. The Board voted 5-0 in favor of the nomination.

Appointment of Board Solicitor: Upon motion, properly moved by Ms. Goffney and seconded by Mr. Danzi, and by unanimous vote, Lawrence G. Strohm was appointed Zoning Hearing Board Solicitor for 2021.

2021 Meeting Schedule: Upon motion made by Mr. Danzi and seconded by Mr. Klodarska, the Board voted unanimously to meet at 6:00 PM on the 4th Wednesday of each month from January to October and on the 3rd Wednesday of November and December 2021. A listing of the specific meeting dates is attached to these minutes.

Hearing Officer: The Middletown Township Zoning Hearing Board hereby unanimously adopts, upon motion made by Ms. Goffney and seconded by Mr. Danzi, the following resolution which is attached to these minutes:

“RESOLVED, that any member of the Zoning Hearing Board at a meeting when there is no quorum present is authorized to act on behalf of the Zoning Hearing Board as a hearing officer in accordance with and pursuant to the applicable provisions set forth in the Pennsylvania Municipal Planning code”.

Decision: Case No. 2020-09: Green Jaguar Investments/Kevin Craig is seeking a variance from Section 275-204.C. for relief from the lot area to dwelling units ratio in order to convert an existing 8-unit office building into 14 residential apartment units, located at 209 Hunter St/36 S. Pennell Rd (zoned R-2). The building footprint will not be expanded. Section 275-204 allows for conversion of buildings into multiple-family dwellings in a residential zoning district as a

Conditional Use with certain requirements. The 1.1-acre lot would only provide for 2 apartments based on the formula. The R-2 zoning district is minimum .5 acre lots.

The hearing was held and closed on December 16, 2020. Mr. Davis made a motion to approve the variance as requested, which was seconded by Mr. Klodarska. The board voted 2 in favor of and 2 opposed to the motion (Mr. Danzi and Mr. Gebhart opposed); therefore, the application for relief was denied.

Old Business: Case No. 2020-06: Daron and Ruth Jones of 305 Howarth Road are seeking a variance from the minimum average width of side yards in the R-1 Zoning District in order to construct a 22 x 32 s.f. garage which would project to within 25 ft. of the side property line. The hearing remained open from the November 18 meeting in order for Mr. Jones to speak with the Township about the application and what might be satisfactory.

Mr. Jones stated that in the meantime he spoke to Mr. Miller with the Township Solicitor's office and submitted a revised site plan to the Township as a result of the conversation. Mr. Jones stated that the revised plan shows a 22'x32' garage that is now attached to the side of the house.

Mr. Danzi asked if the Township is opposed to the new configuration, and Mr. Miller responded that the Township wants the board to make a decision based on the record. It is the Township's position that the applicant needs to meet the standards for the granting of a variance, and the variance has significantly decreased.

Mr. Davis asked the applicant if a 20' x 32' garage would meet his needs, and Mr. Jones stated that it would.

After no further discussion, the record was closed. Ms. Goffney made a motion to approve the variance as amended with a 20' x 32' attached garage, which was seconded by Mr. Danzi. The board voted 4-0 in favor of the application with one abstention (Mr. Gebhart).

Adjournment: There being no further business, the meeting was adjourned at 6:42 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, February 24, 2021 beginning at 6:00 PM.

Respectfully Submitted,

Meredith Merino, Zoning Officer