

**MIDDLETOWN TOWNSHIP**  
**ZONING HEARING BOARD**

Thomas Danzi

Joseph Klodarska

Gerry Gebhart

Bryan Messick

Jacquelyn S. Goffney

**Minutes of the Zoning Hearing Board**

The regular meeting of the Middletown Township Zoning Hearing Board was held on **August 27, 2025**, beginning at 6:00 PM at the Middletown Township Building, 27 N. Pennell Road, Media, PA.

Members Present: Gerry Gebhart, Jackie Goffney, Bryan Messick

Staff Present: John McBlain, Solicitor; Meredith F. Merino, Zoning Officer

Approval of Minutes: Mr. Gebhart made a motion to approve the minutes of the June 25, 2025 meeting, which was seconded by Mr. Messick and approved as submitted by a vote of 3-0.

New Business:

**Case No. 2025-11:** Joseph Shick, of 2 Palmers Lane, zoned R-2, requests a variance from the 20-foot minimum width of side yards requirement of Section 275-27.A.(9) to construct a 1,557 square foot addition which will project to within 10 feet 3 inches of the side property line.

Joseph Shick was present and provided testimony in support of his application. He explained that he is proposing to add a 2-car garage and needs relief of the setback requirements on the side of the house where the driveway is located. Behind the garage they would like to add living space. The SEPTA tracks are located on the other side of the house, and they would rather not build their home closer to the tracks due to noise. There are currently shrubs and the driveway in the location of where the addition would be constructed. There was no one present in favor of or opposed to the application. The record was closed. Mr. Gebhart made a motion to recommend approval of the variance as requested, which was seconded by Mr. Messick. The Board voted 3-0 to approve the variance application.

**Case No. 2025-12:** Norman Sutton, of 351-353 Parkmount Road, zoned M-Manufacturing, requests variances from Section 275-77. G. for minimum depth of rear yard of 90 feet; H. for minimum aggregate width of side yards of 160 feet; and I. for minimum width of each individual side yard of 75 feet. Applicant located a 30' x 40' covered barn on the property which projects to within 6 feet of the side property line and to within 54 feet of the rear property line. The property is less than 50 feet wide and is nonconforming with respect to both use and dimensional requirements.

In the intervening time between when the application was made and the hearing was scheduled, Applicant Mr. Norman Sutton passed away. Applicant's son Christopher Sutton was present and provided testimony in support of the application, as was applicant's brother and co-owner of the property, William Sutton. Both Christopher and William Sutton were sworn in. William Sutton affirmed his agreement that he wishes to proceed with the application.

Christopher Sutton testified that there was a 12x24 barn on the property previously which was replaced without permits by the current structure. The property is zoned M-Manufacturing but the residential use is nonconforming, as there is an existing duplex house on

the property. The pole barn is 6 feet from the property line, on the footprint of old barn. The new barn is double the size of the old barn and was erected during COVID initially as a temporary structure which they now intend to keep permanently.

Jill Graham, who resides at 244 Lenni Road and owns 347-349 Parkmount and 346 Parkmount next to and across the street from the subject property stated that the Suttons have been good neighbors for 50 years. She added that the barn hasn't been an issue as she can't see it, and has no objection to the variance request.

After no further discussion, the record was closed. Mr. Gebhart made a motion to approve the variance which was seconded by Mr. Messick. The board voted 3-0 to approve the variance.

**Case No. 2025-13:** Michael DiGiandomenico of 217 Harrison Road seeks a variance from Section 275-30.(A), (B) and (C) of permitted, accessory and conditional uses of the R-3 Zoning District for a proposed firearm safety training business to be operated from a residential property. A portion of the business would require client visits to the property in order for clients to receive pre-purchased firearms. Applicant also seeks a variance from Section 275-121.C for more than one principal use on a lot.

Mr. DiGiandomenico was present and provided testimony in support of his application. He was sworn in and explained that he owns a firearms training instruction business; however, he will not be training any classes at his home. He stated that he has been approved and accepted by the Media Fire Department as the classroom training facility, as well as at a local firearms range. He is applying for a Federal Firearms License, which requires that firearms transactions occur at the address of the license, which is appointment-based only, and the reason for the need for the variance. If a student wants to purchase a firearm online, nothing can be sent to someone's home. It goes to a federal firearms dealer, who background checks the client before transferring the firearm to the client. Clients visiting the home will be coming to pick up an item that they purchased online that was sent to the licensee to transfer. Parking will not be affected, as all clients will be parking in the driveway. Only individual clients will be coming at a time. The only other business occurring within the home will be paperwork and administration of the business.

The FFL requires one firearm transaction per year to maintain the license, and Mr. DiGiandomenico stated that he anticipates doing 1-2 transfers per year. Within 4 years, he plans to move to a brick-and-mortar store with a firearms range. Storage of firearms will occur in a fire safe following ATF guidelines. He has additional security in place, including a monitored home security system and bars being placed on the basement windows. He stated that he has no intention of placing business signs on the property and there will be no advertising of firearm transfers at the property. He stated that he would agree that if the FFL license expires, the use variance would also expire. He would agree to contact Google if a pin were ever placed on the property advertising his business. When doing transfers, only one client will be present at a time. No inventory would be stored. The firearm is shipped via Fedex or UPS. Someone has to sign for the package.

Attorney Denis Dunn was present on behalf of Township Council to monitor the application, but noted that Ms. Goffney already had a list of possible conditions for the approval of the variance.

Sandra Donnelly of 226 Harrison stated that the Applicant has always been an upstanding, responsible neighbor and she would have no issue with this application.

Gerald Zell of 213 Harrison stated that he has been in shooting sports since 1972, and what the Applicant is doing is nonintrusive. He stated that if someone shows up to do a transfer and the system goes down, the transfer will need to occur later.

Richard Donnelly of 226 Harrison offered support of Mr. DiGiandomenico and his application. He noted that he is a helpful neighbor and good man.

Barbara Wray of 27 Preston Road stated that she is opposed to the application because it will change the nature of the neighborhood. The Applicant responded that if parking is a concern, he has a 3-car driveway and no one will park in the street. He added that the variance can be conditioned that when the license expires or he moves, the variance expires.

Chris Tini of 215 Harrison stated that he is the most impacted neighbor, but has no concerns with the application after speaking with the Applicant. He doesn't expect any impact since most of the business activity will be taking place off of the property, and he spoke in support of the application.

James Kranyak of 234 Harrison stated that he lives across the street and 5 houses down, and asked how many customers a week or month will be present. The Applicant responded 1 or 2 per year.

The following additional letters received by the Township were entered into the record:  
P-1 Esher  
P-2 Holmes

After no further discussion, the record was closed and the board briefly recessed, after which the hearing was called back to order.

Ms. Goffney made a motion to grant the variance with the conditions attached to these minutes, which was seconded by Mr. Gebhart. The board voted 3-0 to approve the variance.

Adjournment: There being no further business, the meeting was adjourned at 7:00 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, September 24, 2025 beginning at 6:00 PM.

Respectfully Submitted,  
Meredith Merino, Zoning Officer

