

ZONING HEARING BOARD MEETING
March 17, 2014 MINUTES

Members Present:

P. Andrew Diamond
Charles Hawkins
Allan Tedesco
Glenn Geisel

Township Staff Present:

Ron Henshaw, Director Community Development

Members Absent: none

Court Stenographer: Jeanne Manko

Mr. Diamond called the meeting to order at 7:32 p.m.

Roll call was taken and it was noted that all members were present, noting that Mr. Veon has resigned from the Zoning Hearing Board.

Re-organization: Mr. Diamond opened nominations for Chairman. Mr. Tedesco nominated Mr. Diamond for Chairman, seconded by Mr. Hawkins. Mr. Hawkins motioned to close nominations and to cast a unanimous ballot for Mr. Diamond, seconded by Mr. Geisel. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Mr. Diamond opened nominations for Vice-Chairman. Mr. Hawkins nominated Mr. Tedesco for Vice-Chairman, seconded by Mr. Geisel. Nominations were closed. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Mr. Diamond opened nominations for Secretary. Mr. Tedesco nominated Mr. Geisel for Secretary, seconded by Mr. Hawkins. Nominations were closed. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

New Business:

AP #12660 - An appeal on behalf of Mitesh Bhula. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4, Section 7, Subsection b.1(a) for property located at 6517 Mars Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F44.2AA).

All parties to be involved in the hearing were sworn in by the stenographer. Mr. Diamond verified the application was received and in good order with staff and then read the application into the record.

Mr. Henshaw began with an orientation of the property in question. Testimony was given by the applicant, Mitesh Bhula. Mr. Bhula explained the need for the property in question to be added to property that he already owns to the west. There are 3 lots that are existing non-conformities with regard to acreage, with all 3 lots being

less than 1 acre. Mr. Bhula proposes to combine his 2 existing lots with the purchase of a portion of the lot at 6517 Mars Road which will bring his property into compliance with the minimum acreage and will leave the property at 6517 Mars Road slightly more non-conforming with regard to acreage.

The Board asked questions of the applicant and Mr. Henshaw. Discussion took place.

Motion by Mr. Tedesco to approve the Variance as requested, seconded by Mr. Hawkins. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Minutes:

Motion by Mr. Geisel to approve the October 21, 2013 minutes, seconded by Mr. Tedesco. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Adjournment:

Motion to adjourn by Mr. Tedesco, seconded by Mr. Hawkins. Motion passed.

Member	YES	NO	ABSTAIN	RECUSE
Andrew Diamond	x			
Allan Tedesco	x			
Glenn Geisel	x			
Charles Hawkins	x			

Meeting adjourned at 8:11 p.m.

Respectfully Submitted,

Ronald Henshaw, Director
Community Development