

**ZONING HEARING BOARD MEETING  
JULY 17, 2023 MINUTES**

**Members Present:**

Andy Diamond  
Glenn Geisel  
Allan Tedesco  
Vincent Plocido  
Jason Hurst

**Township Staff:**

Connor Mack, Manager, Development and Codes Services  
Ron Henshaw, Director, Planning & Development Services

**Court Stenographer:**

Jeanne Manko

Mr. Diamond called the meeting to order at 7:40 p.m.

Roll call was taken by Mr. Diamond showing all members present.

Reorganization: Mr. Tedesco made a motion to appoint Mr. Diamond as Chairman, Mr. Geisel seconded the motion. All in favor, motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

Mr. Diamond made a motion for Mr. Tedesco to be appointed Vice Chairman, Mr. Geisel seconded. All in favor, motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

Mr. Diamond made a motion for Mr. Geisel to be appointed Secretary, Mr. Tedesco seconded. All in favor, motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

### **New Business:**

AP # ZHB-23-1 - An appeal on behalf of Daniel Gallo. The request is for a variance from the provisions of Chapter 27, Zoning, Part 4, (District Regulations) Section 404.6C(1) (R-2 Single-Family Residential District – Minimum Yard Requirements for Principal Structures in front yard) located at 8170 Rowan Road, Cranberry Township, PA 16066 (Map & parcel no. 130.4F46.24A).

Mr. Diamond read the application information into the record and gave a brief explanation of the procedures to Mr. Gallo.

Mr. Diamond confirmed with the Township staff that the application was advertised appropriately and introduced it as part of the record.

All parties to be involved in the hearing were sworn in by the stenographer.

Testimony and exhibits were presented by Mr. Gallo.

Mr. Geisel requested clarification on the size of the existing house. Mr. Gallo stated the house was 25' x 25'.

The ZHB questioned Mr. Gallo about the conditions of the existing house and why it could not be utilized. Mr. Gallo advised the house had extensive foundation and structural issues that were too costly to repair and that he had to demolish the existing home.

The ZHB questioned Mr. Gallo about the placement of the home and whether there were options available. Mr. Gallo explained his reasoning for the placement, including concern for settlement of the existing septic and prior home foundation, as well as what he felt was the best placement for use of his property. Discussion ensued.

The ZHB requested the applicant reconsider the amount being requested and agreeing to a continuance until August where he would need to present a new placement of the structure. Discussion ensued and it was decided to take the variance request to a vote.

Mr. Diamond made a motion to grant the variance request given the placement for the home and accessory structure as shown on the survey included with the application.

Mr. Plocido seconded the motion, Mr. Geisel and Mr. Hurst voted No; motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel		X	
Vincent Plocido	X		
Jason Hurst		X	

**Minutes:**

Motion was made by Mr. Geisel to approve the June 20, 2022 meeting minute. Motion seconded by Mr. Diamond. All in favor, motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

**Adjournment:**

Motion to adjourn at 8:54 by Mr. Diamond, Seconded by Mr. Tedesco. Motion carried.

Member	YES	NO	ABSTAIN
Andrew Diamond	X		
Allan Tedesco	X		
Glenn Geisel	X		
Vincent Plocido	X		
Jason Hurst	X		

Respectfully Submitted,

Connor Mack  
Manager, Development and Codes Services