

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

Diane Beresford, Chairperson  
John Kelley, Secretary

John Rayer

Christian A. Davis, Vice Chair  
Jacquelyn S. Goffney

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 22, 2014, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Diane Beresford, Christian Davis, Jacquelyn Goffney & John Kelley.

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

Approval of Minutes: The minutes of the December 18, 2013 meeting were approved as submitted by a vote of 4 – 0.

Board Reorganization:

Election of Officers: Upon nomination, properly moved and seconded, and by unanimous vote, Diane Beresford was elected Board Chairperson, Christian Davis was elected Vice Chair and John Kelley was elected Secretary for 2014.

Appointment of Board Solicitor: Upon motion, properly moved and seconded, and by unanimous vote, Lawrence G. Strohm was appointed Zoning Hearing Board Solicitor for 2014.

2014 Meeting Schedule: The Board agreed to meet at 7:00 PM on the 4<sup>th</sup> Wednesday of each month from January to October and on the 3<sup>rd</sup> Wednesday of November and December 2014. A listing of the specific meeting dates is attached to these minutes.

Hearing Officer: The Middletown Township Zoning Hearing Board hereby unanimously adopts the following resolution:

“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”.

New Business: Case 2014-01: An application of Peter D’Angeli, of 203 Highland Avenue, for a variance from the minimum 10 ft. side yard setback in the R-4 zoning district in order to construct a 20’x24’ 2-car, 2-story detached garage. The garage is proposed to project to within 5 ft. of the side property line. The applicant presented testimony in support of the application, and stated that the second floor would be used for storage only, with no plumbing or electrical wiring installed. After hearing concerns of a neighbor located to the rear of the subject property regarding the height of the garage and use of the second floor, the hearing was closed. The board granted the variance requested as submitted by a vote of 4-0, with the conditions that the second floor not be used for occupancy, and that the applicant submit a landscape plan to the Township showing appropriate sized screening for the garage to be reviewed by the Township’s landscape consultant.

Old Business: Case 2013-15: An application of Philip Stroffolino, of 602 Meadowvale Ln, for a variance from Section 275-26A(2)(g) and (h) of the Zoning Ordinance in the R-2 Zoning District in order to construct a 16'x34' one-car garage and living space addition. The minimum side yard setback in the R-2 Zoning District is 20 ft. and the minimum aggregate side yard setback is 45'. The addition on the existing non-conforming structure would project to within 16 ft of the side property line, and would diminish the current aggregate side yard setback from 34' to 30'. The addition is proposed to be constructed in the place of an existing 12' wide carport, which would be demolished prior to construction. The applicant represented himself and presented testimony in support of the application. No public comment was received and the hearing was closed. The application was approved as submitted by a vote of 4-0.

Adjournment: There being no further business, the meeting was adjourned at 7:50 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, February 26, 2014 beginning at 7:00 PM.

Respectfully Submitted,

John Kelley, Secretary

# TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

(610) 565-2700

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27 N. PENNELL ROAD  
PO BOX 157, LIMA, PA. 19037-0157

## 2014 PUBLIC MEETING NOTICE

### ZONING HEARING BOARD

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of Middletown Township, Delaware County, Pennsylvania, will hold their meetings on the fourth Wednesday of each month (except November and December which is held the third Wednesday) at 7:00 PM in the meeting room of the Township Building, 27 N. Pennell Road, Lima, PA on the following dates:

January 22

February 26

March 26

April 23

May 28

June 25

July 23

August 27

September 24

October 22

November 19 (3rd Wednesday)

December 17 (3rd Wednesday)

January 28, 2015

If you are a person with a disability and wish to attend any meeting of the Township Zoning Hearing Board, and you require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township Manager in advance, at 610-565-2700, to discuss how the Township may best accommodate your needs.

Meredith Merino  
Zoning Officer

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Jacquelyn S. Goffney

**RESOLUTION**

The Township of Middletown Zoning Hearing Board (the Board) does at its re-organizational meeting of the Board held on January 22, 2014 hereby unanimously adopt the following Resolution:

**RESOLVED**, that any member of the Board present at a meeting when there is no quorum is authorized to act on behalf of the Board as a hearing officer in accordance with and pursuant to the applicable provisions of the Pennsylvania Municipalities Planning Code.

IN WITNESS WHEREOF, the undersigned does hereby set his hand and seal this 22nd day of January, 2014.

ZONING HEARING BOARD

BY: John A. Kelley  
SECRETARY