

**FERGUSON TOWNSHIP ZONING HEARING BOARD  
REGULAR MEETINGS  
TUESDAY, May 25, 2021  
7:00 p.m.**

**I. ATTENDANCE**

The Zoning Hearing Board held a hearing on Tuesday, May 25, 2021, via ZOOM. In attendance were:

**Board:**

Michael Twomley- Chair  
Susan Buda – Vice Chair  
Swamy Anantheswaran- Secretary  
Mike MacNeeley  
Irene Wetzel  
Stefanie Rocco, Alternate  
Jeff Stover, ZHB Solicitor

**Staff**

Jeff Ressler, Zoning Administrator  
Summer Brown, Recording Secretary

Others in attendance were: Zack Maser, Ferguson Township Resident/Variance Applicant.

**II. CALL TO ORDER**

The Ferguson Township Zoning Hearing Board meeting was called to order on Tuesday, May 25, 2021 at 7:05 pm.

**III. CHAIRPERSON OF THE ZONING HEARING BOARD EXPLAINS PROCEDURE FOR VIRTUAL MEETING**

**IV. PLEDGE OF ALLEGIANCE**

**V. CITIZENS INPUT**

**VI. INTRODUCTION OF BOARD MEMBERS**

**VII. SWEARING IN OF THOSE THAT WISH TO TESTIFY**

Mr. Jeffrey Ressler and Mr. Zachary Maser were sworn in to testify.

**VIII. THE ZONING HEARING BOARD SOLICITOR EXPLAINS THE BASIS FOR GRANTING A VARIANCE/APPEAL**

Mr. Jeff Stover, Zoning Hearing Board solicitor went over the criteria for a variance.

**IX. ZONING OFFICER EXPLAINS THE BASIS OF VARIANCE/APPEAL REQUEST**

**X. ZACHARY MASER– VARIANCE REQUEST**

Mr. Ressler stated that the variance request is for Mr. Zachary Maser's property located at 310 Marengo Lane, PA Furnace 16865. Zoned R-1, tax parcel 24-006A-081-0000, the property is owned by Zachary Maser, and the lot size is 21,573 sq. feet. The applicant is proposing to remove the existing driveway that is cracked and replace with new pavement in the same location with a

small additional 6 feet for an additional parking space. There is a FEMA mapped floodplain that covers the front of the property. The applicants are requesting variances to the following floodplain conservation regulations chapter 27-701-3.C.1 and Chapter 27-701.3.I. Chapter 27-701.3.C.1 prohibits all new construction or development in a floodplain. Chapter 27-701.3.I require s that there be a 50' land buffer in its natural condition between the permitted use and the edge of the floodplain.

Mr. Ressler stated that the BOS reviewed this and remain neutral. Mr. Ressler stated that in his opinion this driveway will not affect the flood plain. Mr. Twomley asked if Mr. Maser would like to add any additional information. Mr. Maser stated that the original driveway has deteriorate with age and will just continue to deteriorate. Ms. Susan Buda asked if there was an underground stream located on the property. Mr. Maser stated that there is no underground stream but the water flows down the road and into the cul de sac. Ms. Buda stated that she has some concerns with the additional parking space. The Board discussed Ms. Buda's concern. Mr. Twomley suggested granting the variance with a condition that the 6 ft addition be made with pervious material.

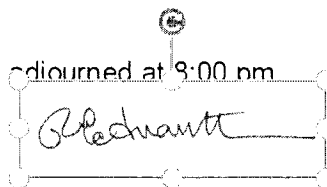
**Ms. Buda moved that a variance to chapter 27-701.3.C.1 and 27-701.3.I be granted to the property at 310 Marengo Lane, PA Furnace 16865, tax parcel 24-006A-81-0000 to replace the existing driveway and 6 ft addition area under the condition that it is constructed with pervious material. The four floodplain from Chapter 27 apply to the variance. Mr. Swamy Anantheswaran seconded the motion, and the motioned passed unanimously.**

**XI. APPROVAL OF MEETING MINUTES FROM MARCH 23, 2021 MEETING**

Mr. Twomley entertained a motion to approve the meeting minutes for March 23, 2021. Ms. Buda seconded the motion with one correct that the last sentence on the third page Mr. Jeff Stover be changed to Ms. Stephanie Rocco. Mrs. Wetzel seconded the motion and the motion passed unanimously.

**XII. ADJOURNMENT**

The Zoning Hearing Board meeting was adjourned at 9:00 pm



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Swamy Anantheswaren, Secretary  
For the Zoning Hearing Board