

1. Application And Plans For 48 Potts Avenue  
Application and Plans submitted by Anthony Branca for the property located at 48 Potts Avenue.

- Proposed construction of a single-family dwelling unit on a vacant lot with a detached accessory garage behind the new dwelling.

Documents:

[APPLICATION AND PLANS.PDF](#)

2. Instructions For Public Participation And Entry Of Appearance As A Party  
The West Norriton Township Zoning Hearing Board meeting on **Thursday, June 18, 2020 at 7:00 PM** will be conducted via Zoom video/audio conferencing. All members of the Board, staff and public will participate remotely. The public may join this hearing by either telephone using the dial in number or entering the URL on an internet browser.

Documents:

[INSTRUCTIONS FOR PUBLIC PARTICIPATION.PDF](#)

3. Zoning Hearing Board Notice No. 899  
The applicant, owner of the property, proposes to construct a house and garage on an undersized lot and requests the following relief from the Zoning Ordinance:

1. A variance from Section 27-1402.1 to permit construction of the house on an undersized lot without complying with the applicable side yard setbacks.
2. A variance from Section 27-402.1 to permit construction of the house on a lot measuring 12,500 square feet with a lot width of 50 feet, rather than the 30,000 square feet and a lot width of 150 feet required.
3. A variance from Section 27-402.4(A) to permit a side yard of 8 feet, rather than the 12 feet required, and an aggregate side yard of 20 feet, rather than the 30 feet required.

Documents:

[BRANCA ZHB HEARING NOTICE 899.DOCX](#)

4. Legal Advertisement For Hearing No. 899

**ZONING HEARING NO. 899**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of West Norriton Township will conduct a public hearing beginning at 7:00 p.m. on Thursday, June 18, 2020 to consider the application of Anthony Branca, and having reference to a property situate at 48 Potts Avenue, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-1 Residential Zoning District. The applicant, owner of the property, proposes to construct a house and garage on an undersized lot and requests the following relief from the Zoning Ordinance:

1. A variance from Section 27-1402.1 to permit construction of the house on an undersized lot without complying with the applicable side yard setbacks.
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3. A variance from Section 27-402.4(A) to permit a side yard of 8 feet, rather than the 12 feet required, and an aggregate side yard of 20 feet, rather than the 30 feet required.

The hearing will be conducted by use of a telecommunication

device via Zoom video/audio conferencing accessed by either telephone using the dial in number or entering the URL on an internet browser, both of which to be provided on the West Norriton Township website [www.westnorritontwp.org](http://www.westnorritontwp.org), at least 5 days prior to the hearing. All persons having interest are invited to be heard.

Persons with a disability requiring accommodation should contact the ADA coordinator of West Norriton Township at least 24 hours in advance at telephone number (610) 631-0450.

Thomas M. Heisner  
Zoning Officer

Michael E. Furey, Esquire  
Zoning Hearing Board  
Solicitor  
NTH June 3, 10 a-1

**APPLICATION TO THE ZONING HEARING BOARD  
OF WEST NORRITON TOWNSHIP UNDER  
CHAPTER 27-1801 OF THE CODE OF ORDINANCES**



Application is made this 5th day of March, 2020 by the undersigned for a special exception or variance from the terms of the Revised General Ordinances of West Norriton Township and amendments thereto.

1. The name of this applicant is Anthony Branca whose address is 3007 Penn View Lane, Norristown, PA 19403.

2. The owner of the real estate affected by the proposed exception or variance is Anthony Branca whose address is 3007 Penn View Lane, Norristown, PA 19403 and who has joined in this application.

3. A brief description and location of the real estate to be affected by such proposed change is as follows:

The applicant is proposing to place a single family dwelling on a vacant lot, located at 48 Potts Avenue.  
~~In addition, a detached accessory garage will be placed behind new dwelling.~~

4. The real estate in question is classified under Class R-1. That at present it is used for the purpose of Vacant Lot and the improvements consist of See Plan.

5. Applicant claims that the variance or exception herein requested may be allowed under Section 27-1402.1 Sub-Section of the Revised General Ordinances of West Norriton Township.

6. The variance or exception requested and the new improvements or additions to old improvements desired to be made are as follows:

Property is currently vacant and Applicant proposes to construct a new single-family residence with new detached garage, with new driveway and landscaping as shown on the attached plans.  
Interpretation/variance relief requested as follows:

- INTERPRETATION -- THE PROPERTY IS NON-CONFORMING PURSUENT TO SECTION 1402.1. THEREFORE RELIEF MAY NOT BE REQUIRED AS SECTION 1402.1 ALLOWS A BUILDING TO BE ERECTED ON A LOT IN SINGLE OWNERSHIP WHICH DOES NOT HAVE THE REQUIRED MINIMUM LOT AREA OR WIDTH.
- VARIANCE -- SECTION 402.1-TO ALLOW FOR A LOT AREA LESS THAN 30,000 SF WITH A LOT FRONTAGE LESS THAN 150 FEET.
- VARIANCE - SECTION 402.4- A & B TO ALLOW FOR SIDE YARDS LESS THAN 30 FEET SURROUNDING THE DWELLING AND SIDE YARDS LESS THA 20 FEET EACH FOR THE DETACHED GARAGE.
- ~~VARIANCE - SECTION 27-1406-TO ALLOW A PRIVATE GARAGE TO BE ERECTED 4 FEET FROM THE PROPERTY LINE AND 10 FEET FROM REAR OF THE MAIN BUILDING.~~

(Note: Set forth a reasonably accurate description of the present improvements and the additions intended to be made under this application, indicating the size of such proposed improvements, material, and general construction thereof).

See Attached Plot Plan

Attached hereto is a plot plan of the real estate affected, indicating the location and size of the lot, and size of improvements now erected and proposed to be erected thereon.

7. Applicant believes that the exceptions or variance should be granted for the following reasons:

The applicant requests relief of the listed Township Ordinances from the Zoning Hearing Board of West Norriton based on the following reasons:

- A. Currently the lot is a non-conforming lot which does not meet the requirements as set forth by the Zoning Ordinance. The existing lot does not meet the minimum requirements for lot area and lot frontage as described in Section 402 of the Ordinance. The provisions of the Zoning Ordinance inflict unnecessary hardship due to the unique physical circumstances of the narrowness of the lot.
- B. Due to the narrowness of the property, there is no possibility that the lot can be developed with a single-family dwelling as permitted in an R-1 (Residence) zoning district. The side yard requirement is an aggregate of 30 feet. The total width of the lot is 50 feet. The dwelling, which is being proposed, is a standard single-family home with a typical width of 30 feet.
- C. The developer has gone to extensive lengths to design a single-family dwelling, which requires the minimum relief from the ordinances with regards to side yard setbacks.
- D. The granting of the requested variances would not alter the essential character of the neighborhood where the property is located. The surrounding lots also have similar physical characteristics and contain similar single-family dwellings. The developer has gone to great lengths to conform to the likes of the adjacent properties.
- E. The authorization of the variances would represent the minimum variances while still allowing the development to take place on the proposed property.

The Owner/Applicant is proposing a single-family home which fits the character of the adjacent properties. The proposed setbacks represent the minimum encroachment necessary to still allow for the development of the single-family home and the non-attached, second garage located at the rear of the property. Granting the requested variances would not hinder the overall appeal of the neighborhood.

Contact Name Anthony Branca  
Contact Phone Number 610-630-9099

**OWNER/APPLICANT:**

Anthony Branca  
Anthony Branca, Owner/Applicant

STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

Owner being duly sworn according to law, deposes and says that the facts above set forth are true and correct. Sworn to and subscribed before me Anthony Branca  
this 6 day of March 2020

Joanne M. Castanova  
(Notary Public)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Joanne M. Castanova, Notary Public  
East Norriton Twp., Montgomery County  
My Commission Expires June 28, 2020

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PERMIT FEE \_\_\_\_\_

PERMIT NUMBER \_\_\_\_\_

*Township of West Norriton, PA  
Tuesday, March 3, 2020*

## CHAPTER 27. Zoning

### PART 14. GENERAL REGULATIONS

#### § 27-1402. Nonconforming Lot.

[Ord. 524, 12/31/1991; as amended by Ord. 583, 1/6/2003, § 3]

1. Held in Single and Separate Ownership. A building may be erected or altered on any lot held as of August 8, 1952, in single and separate ownership which is not of the required minimum area or width or is of such unusual dimensions that the owner would have difficulty in providing the required open spaces for the district in which such lot is situated, provided such building or alteration meets the required setbacks for the zoning district in which it is located.
2. Included in Recorded Plans. Buildings may be erected on lots which are not held in single and separate ownership as of August 8, 1952, and which are not of the required minimum area or width, or on which the required open spaces cannot easily be provided, if such lots are included in a single subdivision plan in the process of building development on August 8, 1952, and approved prior to August 8, 1952, by the Township Commissioners.

#### § 27-1406. Yard Exception for Private Garage.

[Ord. 524, 12/31/1991; as amended by Ord. 583, 1/6/2004, § 4; and by Ord. 08-625, 3/11/2008]

A private garage which is not an integral structural part of a main building may be located in the required side and/or rear yard, provided that it is situated not less than four feet from any property line, and provided that it is situated no less than 10 feet farther back from the street line than the rearmost portion of the main building. A storage structure may be located in the required side and/or rear yard, provided that it is situated not less than four feet from any property line, and provided that it is situated no less than 10 feet further back from the street line than the rearmost portion of the main building.

*Township of West Norriton, PA  
Tuesday, March 3, 2020*

## CHAPTER 27. Zoning

### PART 14. GENERAL REGULATIONS

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*Township of West Norriton, PA  
Tuesday, March 3, 2020*

## CHAPTER 27. Zoning

### PART 4. R-1 RESIDENCE DISTRICTS

#### § 27-402. Area Regulations.

[Ord. 524, 12/31/1991]

1. **Lot Area and Frontage.** A lot area of not less than 30,000 square feet per family shall be provided for every building erected or used in whole or in part as a dwelling and each lot shall have a frontage on at least one street of not less than 150 feet, subject to the provisions of § 27-302.
2. **Building Area.** Not more than 30% of the area of each lot may be occupied by buildings.
3. **Front Yard.** There shall be a front yard on each street on which a lot abuts which shall be not less than 35 feet in depth, provided that the front yard on the long side of a corner lot may be reduced to a depth of not less than 20 feet.
4. **Side Yards.**
  - A. For every dwelling, there shall be two side yards on each lot, which shall be not less than 30 feet in aggregate width, and neither of which shall be less than 12 feet in width.
  - B. For every main building other than a dwelling there shall be two side yards on each lot, neither of which shall be less than 20 feet in width.
5. **Rear Yard.** There shall be a rear yard on each lot which shall be not less than 25 feet in depth.



*Township of West Norriton, PA  
Tuesday, March 3, 2020*

## CHAPTER 27. Zoning

### PART 14. GENERAL REGULATIONS

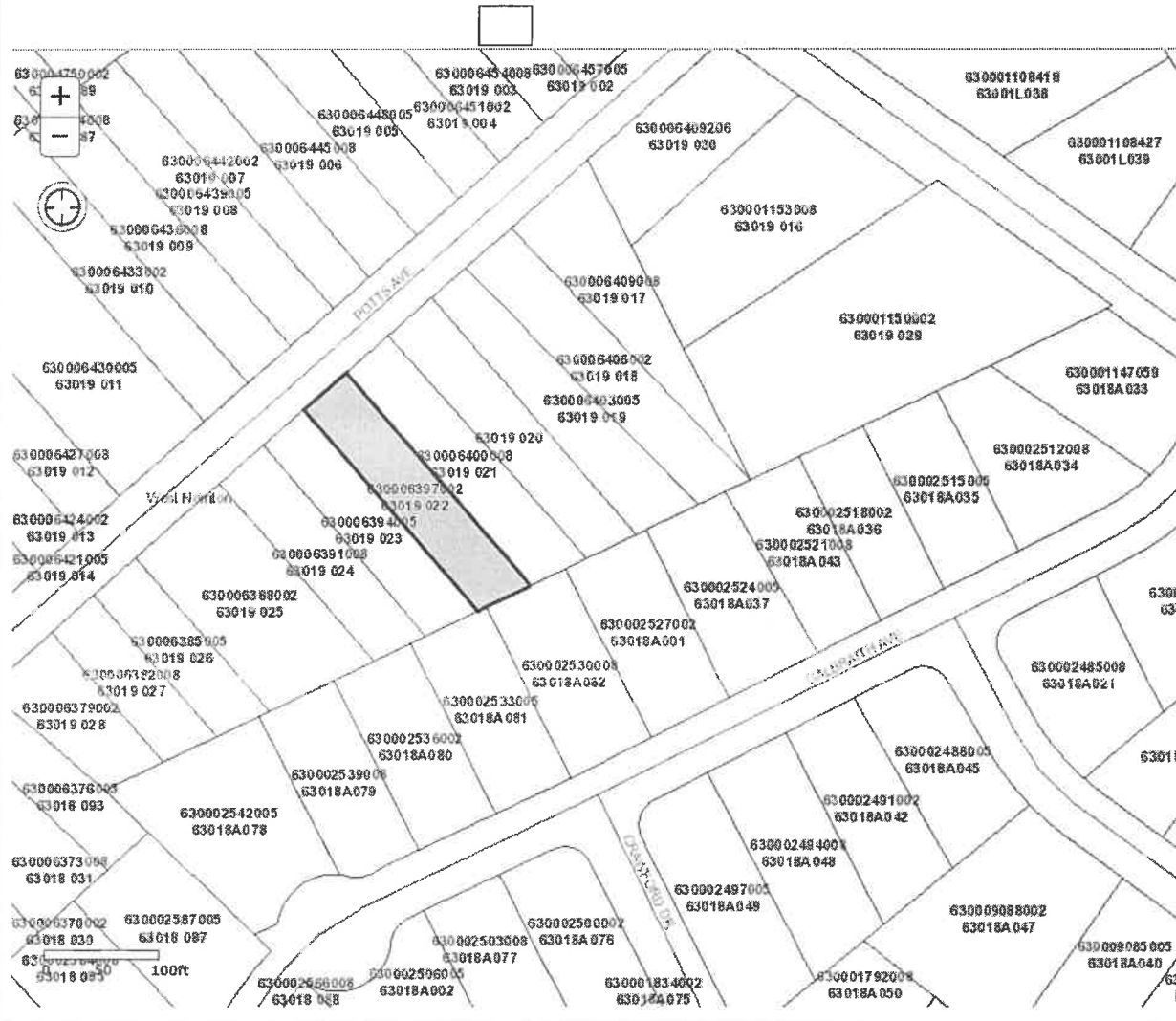
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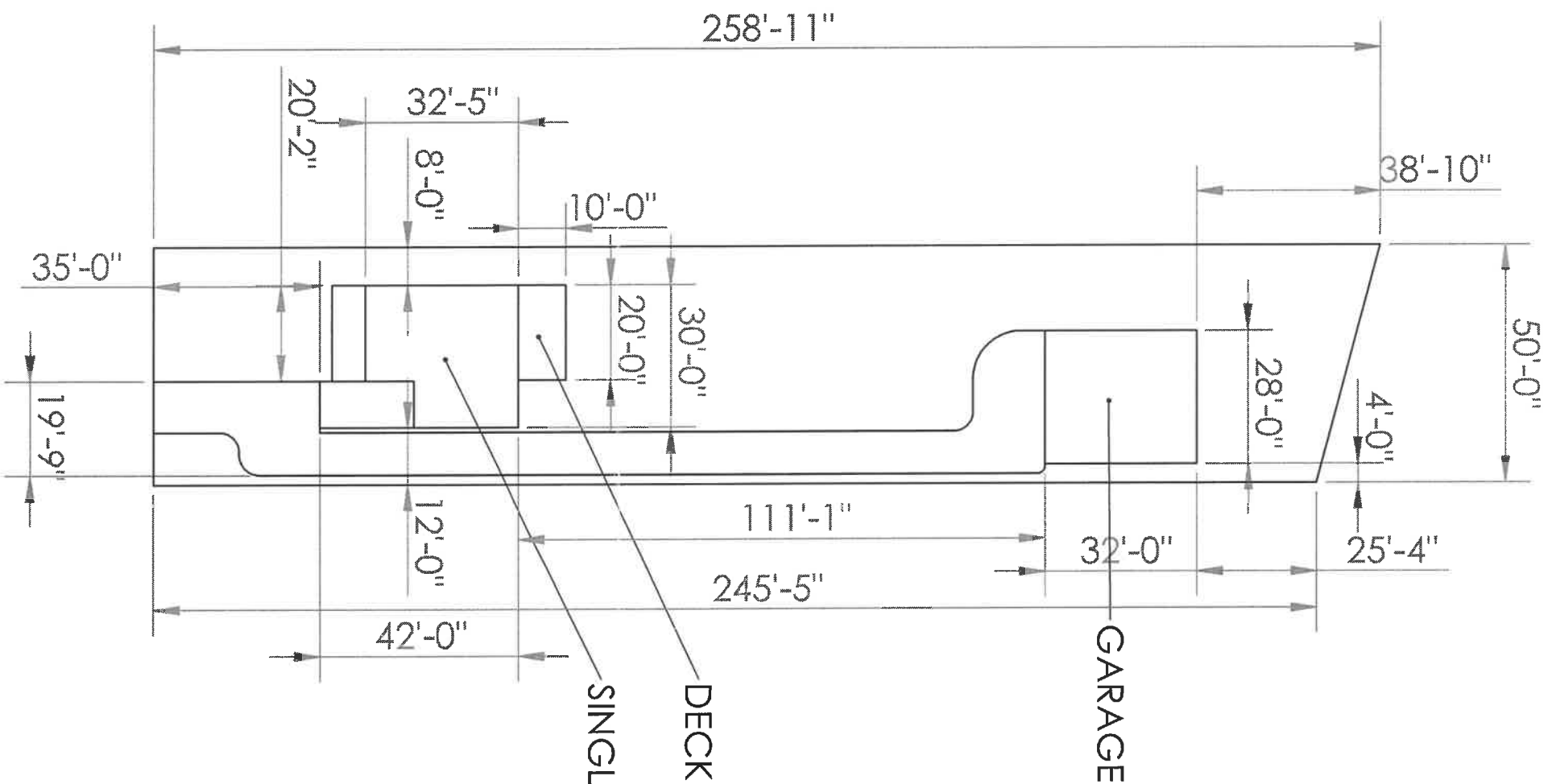
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- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Split and Combinations

PARID: 630006397002  
BRANCA ANTHONY





**ZONING DATA R-1**

PUBLIC WATER AND SEWER AVAILABLE

LOT AREA: 30,000 SQ. FT.

LOT WIDTH: 150 FT.

FRONT YARD: 35 FT.

SIDE YARD: 12 FT. WITH 30 FT. AGGREGATE

REAR YARD: 25 FT.

BUILDING HEIGHT: 35 FT.

BUILDING COVERAGE: 30%

**PROPOSED NON-CONFORMING EXISTING**

**LOT DATA**

LOT AREA: 12,604 SQ. FT.

LOT WIDTH: 50 FT.

FRONT YARD: 35 FT.

REAR YARD: 25 FT.

BUILDING HEIGHT: 35 FT.

BUILDING COVERAGE WITH GARAGE: 18% OR 2,248 SQ. FT.

ALL MEASUREMENTS ARE APPROXIMATE

**INTERPRETATION AND VARIANCES REQUESTED:**

- INTERPRETATION: THE PROPERTY IS NON-CONFORMING PURSUANT TO SECTION 1402.1. THEREFORE, RELIEF MAY NOT BE REQUIRED. SECTION 1402.1 ALLOWS A BUILDING TO BE ERRECTED ON A LOT IN SINGLE OWNERSHIP WHICH DOES NOT HAVE THE REQUIRED MINIMUM LOT AREA OR WIDTH.
- VARIANCE: SECTION 402.1-TO ALLOW FOR A LOT AREA LESS THAN 30,000 SQ. FT. WITH A LOT FRONTAGE LESS THAN 150 FEET.
- VARIANCE: SECTION 402.4-A & B TO ALLOW FOR SIDE YARDS LESS THAN 30 FEET SURROUNDING THE DWELLING AND SIDE YARDS LESS THAN 20 FEET EACH FOR THE DETACHED GARAGE. SIDE YARD: 8 FT. WITH 20 FT. AGGREGATE.
- VARIANCE: SECTION 27.1.406 TO ALLOW A PRIVATE GARAGE TO BE ERRECTED 4' FROM THE PROPERTY LINE AND 10' FROM THE REAR OF THE MAIN BUILDING.

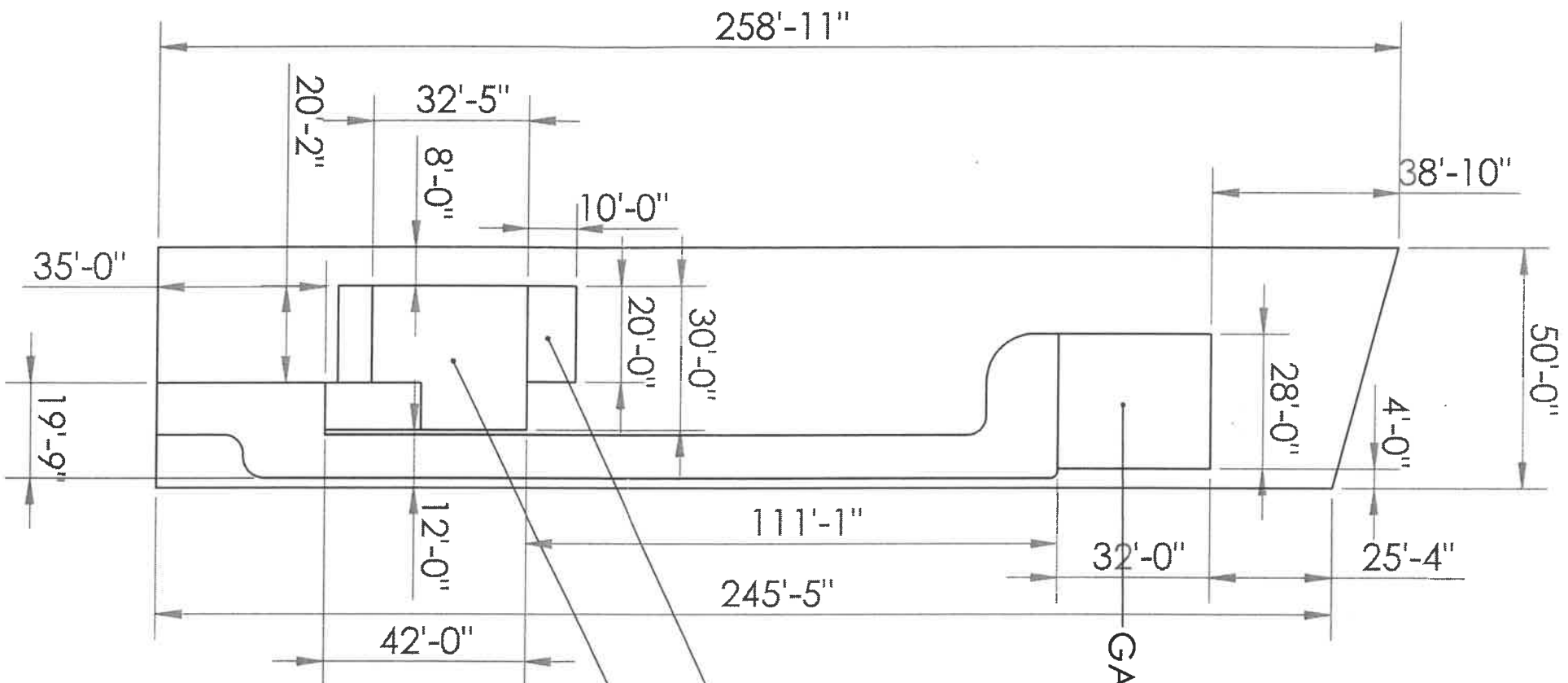
**ANTHONY BRANCA**  
 3007 PENN VIEW LANE,  
 NORRISTOWN PA, 19403  
 Phone: (610)-630-9099

**TITLE:**  
**48 POTTS AVE PLOT PLAN**

NAME	DATE
MODELED MATT BRANCA	11/05/2019
DRAWN MATT BRANCA	1/27/2020

DWG. NO.	REV
48 Potts Ave Plot Plan	A

DO NOT SCALE DRAWING SHEET 1 OF 1



SINGLE FAMILY DWELLING

DECK

GARAGE

**ZONING DATA R-1**

PUBLIC WATER AND SEWER AVAILABLE

LOT AREA: 30,000 SQ. FT.  
 LOT WIDTH: 150 FT.  
 FRONT YARD: 35 FT.  
 SIDE YARD: 12 FT. WITH 30 FT. AGGREGATE  
 REAR YARD: 25 FT.  
 BUILDING HEIGHT: 35 FT.

BUILDING COVERAGE: 30%

**PROPOSED NON-CONFORMING EXISTING LOT DATA**

LOT AREA: 12,404 SQ. FT.  
 LOT WIDTH: 50 FT.  
 FRONT YARD: 35 FT.  
 REAR YARD: 25 FT.  
 BUILDING HEIGHT: 35 FT.

BUILDING COVERAGE WITH GARAGE: 18% OR 2,248 SQ. FT.

ALL MEASUREMENTS ARE APPROXIMATE

**INTERPRETATION AND VARIANCES REQUESTED:**

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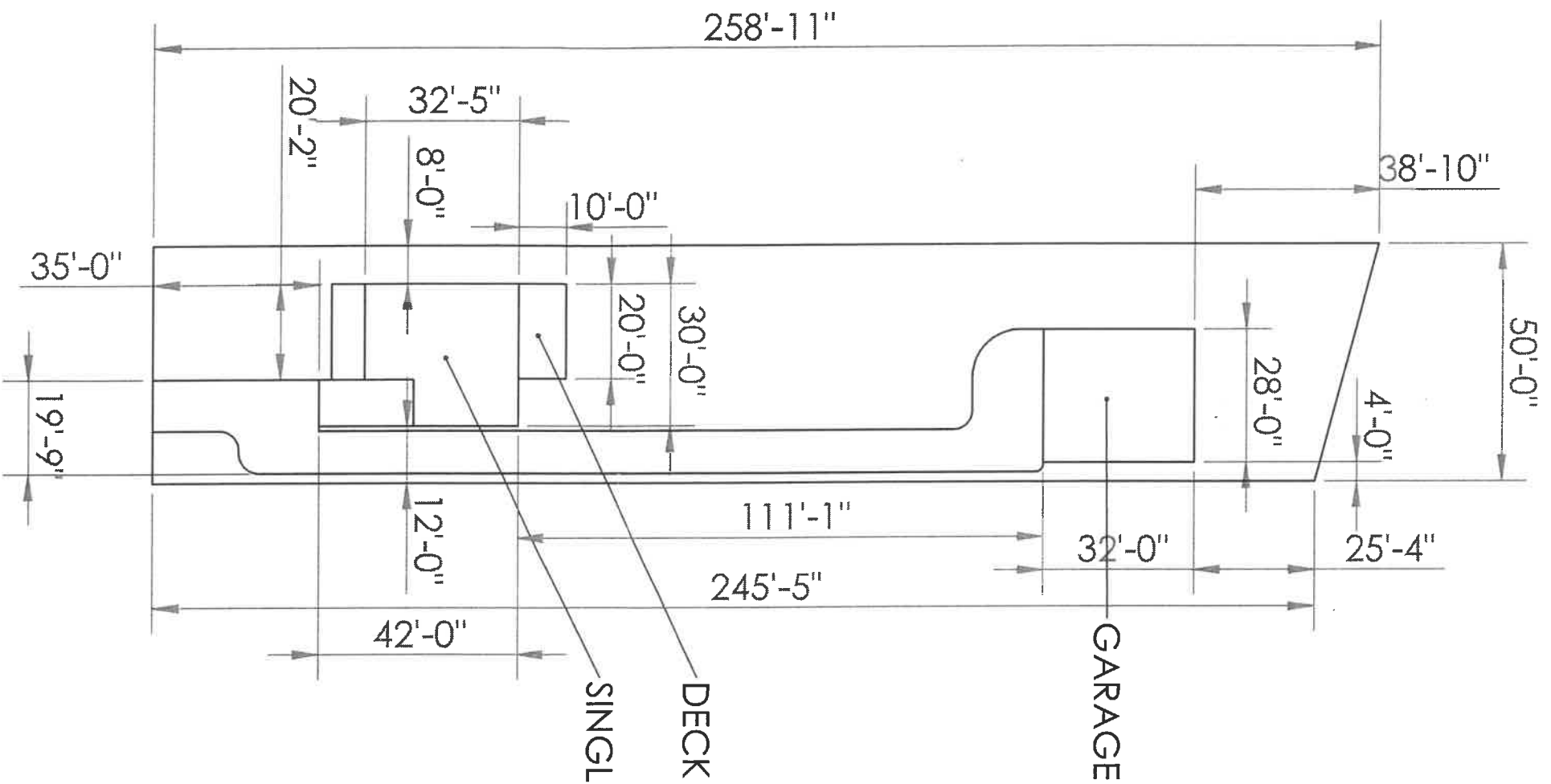
**ANTHONY BRANCA**  
 3007 PENN VIEW LANE,  
 NORRISTOWN PA, 19403  
 Phone: [610]-630-9099

TITLE:  
**48 POTTS AVE PLOT PLAN**

NO.	NAME	DATE	REV
MODELED	MATT BRANCA	11/05/2019	A
DRAWN	MATT BRANCA	1/27/2020	

DWG. NO. 48 Potts Ave Plot Plan

DO NOT SCALE DRAWING | SHEET 1 OF 1



**ZONING DATA R-1**

PUBLIC WATER AND SEWER AVAILABLE

LOT AREA: 30,000 SQ. FT.  
 LOT WIDTH: 150 FT.  
 FRONT YARD: 35 FT.  
 SIDE YARD: 12 FT. WITH 30 FT. AGGREGATE  
 REAR YARD: 25 FT.  
 BUILDING HEIGHT: 35 FT.

BUILDING COVERAGE: 30%

**PROPOSED NON-CONFORMING EXISTING LOT DATA**

LOT AREA: 12,604 SQ. FT.  
 LOT WIDTH: 50 FT.  
 FRONT YARD: 35 FT.  
 REAR YARD: 25 FT.  
 BUILDING HEIGHT: 35 FT.

BUILDING COVERAGE WITH GARAGE: 18% OR 2,248 SQ. FT.

ALL MEASUREMENTS ARE APPROXIMATE

**INTERPRETATION AND VARIANCES REQUESTED:**

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**ANTHONY BRANCA**

3007 PENN VIEW LANE,  
 NORRISTOWN PA, 19403  
 Phone: (610)-630-9099

TITLE:

**48 POTTS AVE PLOT PLAN**

DWG. NO.  
 48 Potts Ave Plot Plan

REV  
**A**

NAME	DATE	REV
MODELED/MATT BRANCA	11/05/2019	A
DRAWN/MATT BRANCA	1/27/2020	

DO NOT SCALE DRAWING SHEET 1 OF 1

**WEST NORRITON TOWNSHIP ZONING HEARING BOARD**  
**PUBLIC HEARING ON THURSDAY, JUNE 18, 2020 7:00 PM**  
**PUBLIC PARTICIPATION INFORMATION**

The West Norriton Township Zoning Hearing Board meeting on **Thursday, June 18, 2020 at 7:00 PM** will be conducted via Zoom video/audio conferencing. All members of the Board, staff and public will participate remotely. The public may join this hearing by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Thursday, June 18, 2020
- **Hearing Time:** 7:00 PM
- **Hearing URL:**  
<https://us02web.zoom.us/j/83036850531?pwd=SXRaWExWazRCSmNhTkdNdnRWMVhiUT09>
- **Hearing via Zoom App:** If you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 830 3685 0531
- **Hearing dial in number (no video):** +1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 830 3685 0531
- **Hearing Password:** 897434

The public may also submit questions or comments regarding the application prior to the hearing by mail to West Norriton Township at 1630 West Marshall Street, Jeffersonville, PA 19403 received no later than June 17, 2020. Questions or comments regarding the application may also be submitted by email to the Board's Solicitor, Michael Furey, Esq. at [mike@fbpclaw.com](mailto:mike@fbpclaw.com) no later than noon on June 17, 2020.

Persons who wish to become parties to the hearing must do so during the hearing on the record through the Zoom link as instructed, followed by a written Entry of Appearance Form. Persons may also request party status in writing in advance of the hearing, by email to the Board's Solicitor, Michael Furey, Esq. at [mike@fbpclaw.com](mailto:mike@fbpclaw.com) no later than noon on June 17, 2020, and then being available through the Zoom conference link on the date and time of the hearing. A sample format for the written request for entry of appearance will be posted on the Township website.

The Application, plans and related materials will be posted on the West Norriton Township website [www.westnorritontwp.org](http://www.westnorritontwp.org) at least five (5) days prior to the hearing.

Persons with a disability requiring accommodation should contact the ADA coordinator of West Norriton Township at least 24 hours in advance at telephone number (610) 631-0450.

WEST NORRITON TOWNSHIP ZONING HEARING BOARD  
ENTRY OF APPEARANCE AS A PARTY

I/We \_\_\_\_\_ request to be  
granted party status in Application No. \_\_\_\_\_

Applicant: \_\_\_\_\_

Please Print Name and Address below:

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Please sign below:

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## **ZONING HEARING NO. 899**

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of West Norriton Township will conduct a public hearing beginning at 7:00 p.m. on Thursday, June 18, 2020 to consider the application of Anthony Branca, and having reference to a property situate at 48 Potts Avenue, West Norriton Township, Montgomery County, Pennsylvania. The property is located in the R-1 Residential Zoning District. The applicant, owner of the property, proposes to construct a house and garage on an undersized lot and requests the following relief from the Zoning Ordinance:

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Thomas M. Heisner  
Zoning Officer

Michael E. Furey, Esquire  
Zoning Hearing Board Solicitor