

**Elizabeth Township Zoning Hearing Board  
Meeting Minutes**

**Date:** September 10, 2025

**Time Called to Order:** 7:00 PM

**Chair:** Lisa Hocker

**Members Present:**

- Lisa Hocker, Chair
  - Ken Weaver
  - Amos Lapp
  - Dell Sauder
  - Julie Miller, Esq., Solicitor
  - Rhonda Adams, Court Reporter
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**1. Approval of Minutes**

- **Motion:** By Hocker, seconded by Lapp, to approve the minutes from the Aug 13 , 2025 meeting.
  - **Result:** Passed 3–0
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**2. Proof of Advertising**

- **Motion:** By Hocker, seconded by Lapp, to admit proof of advertising into the record.
  - **Result:** Passed 3–0
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**Case 25-07 — Hunter Creek Partners, LLC**

**Property:** 1065 Furnace Hills Pike

**Request:**

- Variance §185-15E (rear setback)
- Variance §185-15E (maximum lot coverage on slope)

**Summary:**

Mark Wills explained the project, noting the house will be positioned toward the rear of the lot due to terrain constraints. This positioning increases driveway length and overall lot coverage. The proposed rear setback is approximately **31 feet**, and **lot coverage is approximately 15%**.

Neighbor **Brian Zook** raised concerns about stormwater runoff during the summer. **Supervisor May** commented that much of the runoff in that area originates from homes in Warwick Township.

- **Motion:** By Hocker, seconded by Lapp, to close testimony.
    - **Result:** Passed 3–0
  - **Motion:** By Lapp, seconded by Weaver, to approve the variances for a rear setback of approximately 31 feet and lot coverage of approximately 15%.
    - **Result:** Passed 3–0
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## Case 25-08 — Philip Neuenschwander

**Property:** 822 Webster Hill Road

**Request:**

- Variance §185-15E (setback)
- Variance §185-104A (expansion of a structure located in the front yard by more than 50%)
- Variance §185-104A(1) (expanding structure nearer the street)
- Variance §185-104C (extension/enlargement of a dimensional nonconformity)

### Summary:

Applicant **Philip Neuenschwander** explained that the existing small porch is deteriorated and will be replaced with a full-length porch. The project includes removal of an existing sidewalk and fence, which will be replaced with a porch railing. Excavation between the road and porch will improve water drainage.

- **Motion:** By Hocker, seconded by Lapp, to enter the exhibits into the record.
    - **Result:** Passed 3–0
  - **Motion:** By Hocker, seconded by Lapp, to close testimony.
  - **Motion:** By Lapp, seconded by Weaver, to approve all four variance requests **with the following conditions:**
    - The new porch shall **not be enclosed** or converted into living space.
    - The porch must **remain an open porch.**
    - **Result:** Passed 3–0
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## Adjournment

**Meeting adjourned at 8:10 PM.**