

**TOWNSHIP OF RIDLEY
ZONING HEARING BOARD - AGENDA**

Wednesday – JANUARY 8, 2025

MEMBERS:

Chris Lenton
Mark Farthing
Frank Hagan

Paul Cummins
Trish Hollabaugh

OLD BUSINESS:

- 1. Zoning Hearing Notice #24-29 Maulik Patel/City Convenience –
2171 E Macdade Blvd, Holmes, PA appeal USE revocation as a smoke shop.**

Committee: _____

Comments: *Applicant requested continuance Nov. to Dec.; decision 45 days* _____

Approved _____

Rejected _____

Author _____

Seconded _____

- 2. Zoning Hearing Notice #24-33 Health 1st LLC, Deniran Estates –
806 South Ave, Unit E10, Secane, PA Community Residential Facility.**

Committee: _____

Comments: _____ *Decision 45 days* _____

Approved _____

Rejected _____

Author _____

Seconded _____

- 3. Zoning Hearing Notice #24-37 Henry & Karen Najmola –
631 Clymer Lane, Ridley Park to add a shed/storage unit.**

Committee: _____

Comments: _____ *Decision 45 days* _____

Approved _____

Rejected _____

Author _____

Seconded _____

- 4. Zoning Hearing Notice #24-41 Primrose Court - Mohcine Afaf -
630 & 632 Chester Pike, Ridley Park to establish Café & internet retail.**

Committee: _____

Comments: _____ *Decision 45 days* _____

Approved _____

Rejected _____

Author _____

Seconded _____

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NEW BUSINESS:

- 5. Zoning Hearing Notice #24-31 Justin Meyers –
127 Garfield Ave, Woodlyn, PA to build new single-family dwelling.**

Committee: _____

Comments: Applicant amended plan based on Planning Board comments 11/12/24 _____

Approved _____ Rejected _____

Author _____ Seconded _____

- 6. Zoning Hearing Notice #24-36 North America Real Estate –
301 Springfield Ave(aka 1413 E Macdade Blvd), Folsom, PA parking spaces for restaurant.**

Committee: _____

Comments: Applicant requested continuance from Dec. to January 2025 _____

Applicant requested 2nd continuance to February 12, 2025 _____

Approved _____ Rejected _____

Author _____ Seconded _____

- 7. Zoning Hearing Notice #25-01 LaMarra Construction Bill Brown –
1435 Cottonwood Ave, Woodlyn for front yard fence.**

Committee: _____

Comments: _____

Approved _____ Rejected _____

Author _____ Seconded _____

- 8. Zoning Hearing Notice #25-02 Daniel Tranchina –
1155 Morton Ave, Folsom for detached garage and front yard fence.**

Committee: _____

Comments: _____

Approved _____ Rejected _____

Author _____ Seconded _____

- 9. Zoning Hearing Notice #25-03 Eugene Hanahan –
400 Ohio Ave., Milmont Park for roof over existing deck.**

Committee: _____

Comments: _____

Approved _____ Rejected _____