



Bucks County Law Reporter

The Official Legal Periodical for Bucks County

Vol. 97

Doylestown, Pa., October 24, 2024

No. 43



Notice is hereby given:

ANNUAL MEETING OF THE BUCKS COUNTY BAR ASSOCIATION

**Thurs., December 12, 2024
Bucks County Justice Center
Courtroom #410
Doylestown, PA 18901**

*The meeting will also be broadcast on Zoom.
Please contact the BCBA staff at info@bucksbar.org
for connection information*

- | | |
|-----------|--|
| 4:00 p.m. | Bucks County Bar Induction Ceremony |
| 4:30 p.m. | Annual Business Meeting of the BCBA |
| 6:00 p.m. | Annual Dinner at The Doylestown Country Club |

ANNUAL MEETING AGENDA

- Bar Induction Ceremony
- Memorial Resolutions
- Minutes of Prior Meeting – Annual Meeting, December 7, 2023
- Treasurer’s Report
- Membership Report – Introduction of new members who have been admitted between 12/1/23 – 11/30/24
- Budget and Bar Property Committee Report – Approval of 2025 Budget
- Bucks County Bar Foundation Report and Award
- ED Report and Acknowledgement of 50-Year Members
- Outgoing President’s Remarks
- William H. Eastburn III Award
- Mark E. Goldberg Community Service Award
- Arthur B. Walsh, Jr. Pro Bono Publico Award
- Harriet Mims Award
- President’s Award
- Election of Officers and Directors
- Passing of the Gavel
- Remarks from Incoming President
- Adjournment

NOTE: Committee chairs may make verbal reports at the meeting at their own discretion. However, committee chairs or members who wish to bring any subject to the attention of the membership are requested to notify Heather Cevasco (215-348-9413), no later than November 29, 2024, with an outline of the presentation they intend to make and typewritten copies of any resolution or other materials to be acted upon.



Bucks County Law Reporter

The Official Legal Periodical for Bucks County
97 BUCKS CO. L. REP., pp. 483-495

Vol. 97

Doylestown, Pa., October 24, 2024

No. 43

CASES REPORTED

Steven Kada and Colleen Kada v. Northampton Township Hearing Board—
Zoning – Dimensional variance – Use variance – “Unnecessary hardship”
standard – Irregular shaped lot – Existing dimensional non-conformity – Essential
character of neighborhood – Held, the Court’s Order denying the appeal should
be affirmed...... 483

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Bucks County Law Reporter

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BAR ASSOCIATION NEWS**2024 Exceptional Children Conference to Feature Sweet Stevens Attorneys**

Three attorneys from Sweet, Stevens, Katz & Williams LLP will take center stage at the 2024 Exceptional Children Conference, showcasing their widespread experience in special education law. The conference, considered one of the premier special education conferences in the commonwealth, takes place Friday, October 18 at the Pennsylvania Bar Institute (PBI) Conference Center in Mechanicsburg, PA.

Partner Thomas C. Warner has served as a co-chair of the conference since 2016, playing a central role in organizing the event's panels and topics each year.

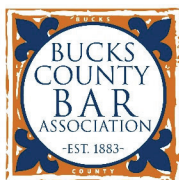
Special Counsel Andrew E. Faust, along with Margaret M. Wakelin of the Education Law Center, will present "Recent Issues Emerging from PDE's Age 22 Policy," focusing on the new Pennsylvania Department of Education policy establishing that students are entitled to special education in public schools until the age of 22, and the subsequent—and pending—lawsuit challenging same.

Associate Kalani E. Linnell will present "Title IX at a Time of Major Transition," along with Dennis C. McAndrews of McAndrews Law Offices. They will discuss the proposed new regulations to Title IX addressing issues related to gender identity, as well as the current legal challenges to the implementation of those rules.

Sweet, Stevens, Katz & Williams, LLP was formed in 1995 by nine experienced education lawyers who created the first private law practice in Pennsylvania dedicated entirely to Education Law. Since then, the firm has grown to 26 attorneys who represent over 290 school and municipal entities as Solicitors or as Special Counsel in more than 50 counties throughout Pennsylvania, and in additional practice areas, such as Construction Law, Tax Assessment Appeals, Audit of Operations and Practices, Real Estate Law and Oil, Gas and Mineral Law.

**2024 Exceptional Children Conference****SWEET | STEVENS | KATZ | WILLIAMS**

Oct. 24



Slate of Candidates Proposed by the BCBA Nominating Committee

For Election at the Annual Meeting of BCBA Members on December 12, 2024

Officers (1-year term)

Vice President / President Elect: Melanie J. Wender

Treasurer: Stephanie M. Shortall

Secretary: Elaine T. Yandrisevits

Directors (5 vacancies, each for a 3-year term)

Hon. Robert O. Baldi

Joseph A. Cullen

Steven M. Jones

Jeffrey A. Liebmann

Travis P. Nelson

Oct. 24—Dec. 12

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Paul Cohen



Samuel Totaro



David Sowerbutts



Jeremy Wechsler



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Public Notice**Appointment of New Magistrate Judge in the United States District Court for the Eastern District of Pennsylvania**

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters, settlement proceedings, and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. §636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§101-111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/>. Only applicants may submit applications and applications **must be received by Thursday, November 7, 2024.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by e-mail to Paed_Apply@paed.uscourts.gov with the subject line "**Magistrate Judge Application.**" An /s/ or e-signature on the application will be accepted.

Please note this vacancy was previously posted on October 25, 2023 and filled by Mary Kay Costello. The vacancy has been created again due to the fact that Judge Costello has been commissioned to serve as a United States District Judge. Those persons who previously submitted applications and wish to re-apply need not complete a new application. Rather, it is sufficient to send an e-mail to Paed_apply@paed.uscourts.gov indicating an intent to be considered for the current opening. Supplemental information may be forwarded to the above e-mail. But only if it is new information that was not previously submitted.

Applications will only be accepted by e-mail. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

**APPLICATION FORM
UNITED STATES MAGISTRATE JUDGE**

Please answer all questions. If a question is not applicable, indicate this by marking "N/A." This form is fillable using Adobe Acrobat. If handwritten, please legibly print your answers. Should you need more space for an answer, please attach additional sheet(s) of paper, including your name at the top of each additional page and referencing the question number. Submit a cover letter indicating your interest in the position, a completed application form, and any supporting documentation in a single PDF via e-mail to paed_apply@paed.uscourts.gov. Incomplete applications will not be considered. **Applications must be received by Thursday, November 7, 2024.**

GENERAL

- 1. Full name: _____ E-mail: _____
- 2. All other names by which you have been known: _____

- 3. Office address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
- 4. Residential address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
- 5. Place of birth: _____ Date of birth: _____
- 6. Length of residence in state: _____
- 7. If you are a naturalized citizen, state the date and place of naturalization:

- 8. Military service:
Branch: _____ Dates: _____
Rank or Rate at Discharge: _____ Type of Discharge: _____
If still a Reserve or National Guard member, give service, branch, unit, and present rank:

- 9. Are you related by blood or marriage to any judges of this court? Yes No If yes, give name(s) and relationship: _____

HEALTH

- 10. What is the present state of your health?

- 11. Do you have any mental or physical impairment that would affect your ability to perform the duties of a magistrate judge with or without reasonable accommodation?

EDUCATION

- 12. Colleges and universities attended, dates, and degrees:

- 13. Continuing legal education courses completed within the last 10 years:

HONORS

- 14. Were you a member of law review? Yes No. If yes, describe role:

- 15. If you have published any legal books or articles, list them, giving citations and dates.

- 16. List any honors, prizes, or awards you have received.

PROFESSIONAL ADMISSIONS

- 17. List all courts (including state bar admissions) and administrative bodies having special admission requirements in which you are presently admitted to practice, giving the dates of admission in each case:

Court or Administrative Body

Date of Admission

LAW PRACTICE

18. State the names, addresses, and dates of employment for all law firms with which you have been associated in practice, all government agencies, and all private business organizations in which you have been employed. Also provide all dates during which you have practiced as a sole practitioner.

Organization	Address	Position	Dates
--------------	---------	----------	-------

19. Describe the general nature of your current practice including any legal specialties and character of your typical clients; also, if your practice is substantially different now than previously, give details of prior practice.

20. a) Do you appear regularly in court? Yes No

b) What percentage of your appearances in the last five years were in:

Federal courts	_____ %
State or local courts of record	_____ %
Administrative bodies	_____ %
Other	_____ %
	_____ %
	_____ %
	_____ %

21. During the past five years, what percentage of your practice has been trial practice? _____ %

22. How frequently have you appeared in court? _____ times per month.

23. How frequently have you appeared at administrative hearings? _____ times per month.

24. What percentage of your practice involving litigation has been:

Civil	_____ %
Criminal	_____ %
Other:	_____ %
	_____ %
	_____ %
	_____ %

25. State the number of cases you have tried to conclusion in courts of record during the past five years, indicating whether you were sole, associate, or chief counsel. Give citations of any reported cases.

26. Summarize your courtroom experience for the past five years.

- 27. State the names and addresses of adversary counsel against whom you have litigated your primary cases over the past five years.

PUBLIC OFFICE

- 28. Have you ever run for, or held, public office? Yes No. If yes, give details.

PRIOR JUDICIAL EXPERIENCE

- 29. a) Have you ever held judicial office or been a candidate for judicial office? If so, state the courts involved and the dates of service, or dates of candidacy.

b) If you have held judicial office, state the names and addresses of counsel who have appeared before you who would be knowledgeable of your work, temperament, and abilities.

c) Prior quasi-judicial service:

Name of agency: _____

Position held: _____

Hearings on what types of issues: _____

Number of cases adjudicated: _____

Dates of service: _____

BUSINESS INVOLVEMENT

- 30. a) If you are now an officer, director, or otherwise engaged in the management of any business enterprise, state the name of such enterprise, the nature of the business, the nature of your duties, and whether you intend to resign such position immediately upon your appointment to judicial office.

b) Since being admitted to the Bar, have you ever engaged in any occupation, business, or profession other than the practice of law?

Yes No

If yes, give the details, including dates.

c) During the past five years have you received any fees or compensation of any kind, other than for legal services rendered, from any business enterprise, institution, organization, or association of any kind?

Yes No

If yes, identify the source of such compensation, the nature of the business enterprise, institution, organization or association involved, and the dates such compensation was paid.

31. a) Have you ever been arrested, charged, or convicted for violation of any federal law, state law, county or municipal law, regulation, or ordinance?

Yes No

If yes, give details. (Do not include traffic violations for which a fine of \$200 or less was imposed unless it also included a jail sentence.)

b) Have you, to your knowledge, ever been under federal, state or local investigation for possible violation of a criminal statute?

Yes No

If yes, give particulars.

32. a) Have you ever been sued by a client?

Yes No

If yes, give particulars.

b) Have you or your professional liability insurance carrier ever settled a claim against you for professional malpractice?

Yes No

If yes, give particulars, including the amounts involved.

33. Have you ever been charged in any civil or criminal proceedings with conduct alleged to involve moral turpitude, dishonesty, or unethical conduct?
- Yes No If yes, give particulars.
34. Have you ever been disciplined or cited for a breach of ethics or unprofessional conduct by any court, administrative agency, bar association, or other professional group?
- Yes No If yes, give particulars.
35. Have you filed appropriate tax returns as required by federal, state, local, and other government authorities?
- Yes No If no, explain.
36. Have any liens or claims ever been instituted against you by the federal, state, or local authorities?
- Yes No If yes, explain.

PROFESSIONAL AND OTHER ACTIVITIES

37. a) List all bar associations and legal professional societies of which you are a member and give the titles and dates of any office you have held in such groups, and committees to which you belonged.
- b) List all organizations and clubs, other than bar associations and professional societies identified in response to Question No. 37.a), of which you have been a member during the past ten years, including the titles and dates of any offices you have held in each such organization.
- c) Have you ever served on a merit selection panel to consider the appointment or reappointment of a United States magistrate judge in this district? If yes, please provide date(s) or appointment(s).

SUPPLEMENTAL INFORMATION

38. State any achievements or actions you have accomplished, demonstrating your commitment to equal justice under the law.

39. State any additional education or other experiences you believe would assist you in holding judicial office.

40. State any other pertinent information reflecting positively or adversely on you, which you believe should be disclosed to the district court and the selection panel in connection with your possible selection as United States magistrate judge.

41. a) List three individuals as references who are familiar with your abilities.

Name
Address
Telephone

Name
Address
Telephone

Name
Address
Telephone

b) List three individuals as references who are familiar with your personal character.

Name
Address
Telephone

Name
Address
Telephone

Name
Address
Telephone

CONFIDENTIALITY STATEMENT

This form will be kept confidential and will be examined only by members of the merit selection panel and the judges of the district court. The individuals whom you have listed as references above may be contacted by the panel, but no other employers, colleagues, or other individuals will be contacted without your prior approval.

I declare under penalty of perjury that the foregoing is true and correct.

Signature of Applicant

Date



Pro Bono Week Celebration

October 24 | CLE 3-4 PM | Awards & Reception 4-6 PM

Featuring CLE “Pennsylvania Free Legal Answers Clinic”

1 Ethics Credit | CLE & Reception complimentary for BCBA members



David K. Trevaskis, Esq.
 Pennsylvania Bar Association
 Director of Pro Bono Services



Bill Baldwin
 Pennsylvania Bar Association
 Deputy Director of Pro Bono Services

Sponsored by:  



BUCKS COUNTY BAR ASSOCIATION

MARATHON DAY SAVE THE DATE:
 TUESDAY, DEC. 10

BUCKS COUNTY BAR
VETERANS
DAY
LUNCHEON

11.11.24 at 12pm

We are pleased to invite BCBA members & their guests, those involved with the Veterans's Treatment Program, and any veterans & veteran advocates in Bucks County to attend our Annual Veterans Day Luncheon free of charge.

Please **RSVP by November 6th** at bucksbar.org/calendar so that we may plan for your attendance.



Bucks County
Courts



Nominations for BCBA and BCBF Annual Awards

Nominations are being accepted for all of the BCBA's and BCBF's Annual Awards. To submit a BCBA member (or community member in the case of the William H. Eastburn, III Award and Foundation Award), simply submit a short write-up outlining your nomination no later than November 4, 2024. [E-mail—heather.cevasco@bucksbar.org or Mail—135 E. State Street, Doylestown, PA 18901].

There are five annual awards:

- The Mark E. Goldberg Award
- The William H. Eastburn, III Award
- The Arthur B. Walsh, Jr. Pro Bono Publico Award
- The Harriet Mims Award
- The Annual Bucks County Bar Foundation Award

Criteria for these awards is outlined below. Please contact us with any questions.

The Mark E. Goldberg Award

The Mark E. Goldberg Award is presented to a *member of the Bucks County Bar Association*, including honorary members, *demonstrating a continuing commitment to community service outside the legal profession.*

The eligible candidate shall perpetuate personal relationships established with leaders of the religious, academic, recreational and charitable segments of the Bucks County community by:

- Proven legal competence;
- Honor;
- Trust;
- Service; and
- Respect for the rule of law and the administration of justice.

To nominate someone for this award, please e-mail or send a letter outlining your reasons for nominating this person to the attention of Heather Cevasco at BCBA 135 E. State Street, Doylestown, PA 18901. Deadline: November 4, 2024.

William H. Eastburn, III Award

The purpose of the William H. Eastburn, III Award is to recognize *the person or entity who has made significant contributions to the Bucks County system of justice.*

The qualities of the recipient(s), who shall not be a member of the Bucks County Bar Association, shall be to:

- Promote better understanding of our system of justice;
- Encourage greater respect for law and the courts;
- Stimulate a deeper sense of individual responsibility so that citizens recognize their duties as well as their rights; Contribute to the effective functioning of our institutions of government; and Foster a better understanding and appreciation of the rule of law.

To nominate someone for this award, please e-mail or send a letter outlining your reasons for nominating this person to the attention of Heather Cevasco at BCBA 135 E. State Street, Doylestown, PA 18901 or e-mail. Deadline: November 4, 2024.

The Arthur B. Walsh, Jr. Pro Bono Publico Award

The purpose of the ARTHUR B. WALSH, JR. PRO BONO PUBLICO AWARD is to recognize the BCBA member who has made significant contributions to the Bucks County system of justice in the form of Pro Bono service. One award is given annually to a member of the Bucks County Bar Association, who by their actions and example have made “Equal Justice Under Law” a meaningful good and ideal for our legal society.

The qualities of the recipient(s), shall be to:

- Demonstrate selfless service to the members of the community of limited means;
- Demonstrate selfless service to charitable, religious, civic, community, governmental and educational organizations in matters which are designed primarily to address the needs of persons of limited means;
- Enhanced the human dignity of others by improving or delivering volunteer legal services to our nation’s poor and disadvantaged.

To **nominate someone for this award**, please e-mail or send a letter outlining your reasons for nominating this person to the attention of Committee Co-Chairperson Shari Williams (swilliams@highswartz.com) or Heather Cevasco at BCBA 135 E. State Street, Doylestown, PA 18901. Deadline: November 4, 2024.

Harriet Mims Award

This award is named after Harriet Mims, who was the first female judge in Bucks County and one of the first women admitted to the Bucks County Bar. The award is presented annually to a *female attorney who exhibits the characteristics of strength, leadership and integrity who also has served as a mentor to young lawyers.*

To **nominate someone for this award**, please e-mail or send a letter outlining your reasons for nominating this person to the attention of WLD Chairperson Mindy Snyder (MJS@curtinheefner.com) or Heather Cevasco at BCBA 135 E. State Street, Doylestown, PA 18901. Deadline: November 4, 2024.

The Bucks County Bar Foundation Award

The Bucks County Bar Foundation Award was established in 2019 as part of the 15th Anniversary of the Foundation and is presented to honor a *Foundation supporter*, who throughout his or her career has *provided extraordinary service, including through support of the Bucks County Bar Foundation, to the mission of accomplishing access to justice for all.* The recipient may be a member of the BCBA or a member of the community.

To **nominate someone for this award**, please e-mail or send a letter outlining your reasons for nominating this person to the attention Heather Cevasco via e-mail or mail at BCBA 135 E. State Street, Doylestown, PA 18901. Deadline: November 4, 2024.

Oct. 17, 24, 31

BUCKS COUNTY BAR FOUNDATION
2nd Annual
TRIVIA NIGHT!

Get your teams together & join us for a fun night of trivia with prizes, raffles & more in support of the Bucks County Bar Foundation.

Thank you to our Title Sponsor: **ESSA** Bank & Trust

Thursday, November 14th
 at Saint Cyril of Jerusalem
 1410 Almshouse Rd., Jamison

Doors open at 5:30 pm
 Game starts at 6:00 pm

Teams of 8-10
 (smaller teams will be combined)

\$35 per person when purchased in advance or \$45 at the door. Ticket price includes food.

B.Y.O.B.

- Register before November 1st and receive 5 free raffle tickets!
- For tickets and more information, visit buckscountybarfoundation.salsalabs.org/trivianight2024

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Diversity, Equity & Inclusion Committee CLE

“Imposter Syndrome & Overconfidence Opposites”








Wed. October 30th
12:30 - 1:30 pm

speakers



- The Honorable Charissa J. Liller
Bucks County Court of Common Pleas
- Sonam J. Vachhani, Esq.
Curtin & Heefner, LLP

moderator


- Tiffany Thomas-Smith, Esq.
Curtin & Heefner, LLP


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Your Gift. Your Legacy. Our Shared Vision.



Charitable giving can be an important part of the legacy you choose to leave. Making a gift to the Bucks County Bar Foundation through your estate plan creates opportunities for both our donors and the Foundation.

There are many ways to leave a legacy such as naming BCBF as a beneficiary of your estate plan or IRA, or establishing an income gift – like a gift annuity.

Determining what gift is right for you is just as important as making the gift. The correct plan for you balances what you wish to accomplish for yourself, your family, and your charitable interests in your overall estate and financial plans.

If you are interested in more information on the Bucks County Bar Foundation or the 1883 Society, please contact Emily Norman at 215-348-9413 or emily.norman@bucksbar.org.

WE NEED YOU!

Did you know the BCBA schedules Pro Bono Attorneys to provide **Defense Representation for PFAs** every Wednesday? We are always looking for Attorneys to help out!

If you are willing to volunteer, please contact Kristen Norcross at kristen.norcross@bucksbar.org or call 215-348-9413.

The BCBA is now able to offer CLE credit for every 5 hours spent on Pro Bono PFA Defense for up to 3 credits per year!



**URGENTLY
NEEDED**



Common Driver's License Issues in Pennsylvania – Driving Privilege Sanctions and Restorations

Criminal Law Section CLE # 2457

Date: October 29, 2024

Time: 12:30 PM – 1:30 PM

Location: Hybrid. Attend in person at the BCBA or virtually via Zoom. Connection information is sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenters:

- Steven M. Jones, Esq - Begley, Carlin & Mandio, LLP
- Diosdado Arroyo - Director of Bureau of Driver Licensing, PennDOT
- Philip Bricknell - Deputy Chief Counsel for Driver & Vehicle Services, PennDOT

Description: Common issues related to driver's license issues faced by drivers. Understanding driving privilege sanctions, triggering events, procedures, common pitfalls faced by clients, eligibility for limited licenses, and how attorneys can properly advise and assist our clients to properly manage and overcoming these issues.

Fee: \$35 Members, \$60 Non-Members

Questions: Contact Kristen Norcross at kristen.norcross@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

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Dividing Annuities in Divorce

Family Law Section /CLE # 2458

Date: November 19, 2024

Time: 12:30 PM to 1:30 PM

Location: Hybrid. Attend in-person at the BCBA or virtually via Zoom. Connection information is sent out upon registration.

CLE Credit: 1 Substantive Credit

Presenter: Marianna Goldenberg, CDFA
CURO Wealth Management

Description: . Annuities can play a significant role in divorce proceedings, especially when it comes to dividing financial assets. Determining the value and appropriate division of annuities can be complex. Courts consider several factors, including the type of annuity, its current and future value, guaranteed income and death benefits, and any associated penalties for early withdrawal. Divorcing couples need to work with financial and legal professionals to ensure a fair and equitable distribution of annuities, taking into account both immediate financial needs and long-term retirement planning.

Fee: \$35 Members, \$60 Non-Members

Questions: Contact Kristen Norcross at kristen.norcross@bucksbar.org

Name: _____ **Attorney ID:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

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Steven Kada and Colleen Kada v. Northampton Township Hearing Board

This appeal is filed to the Pennsylvania Commonwealth Court from this Court's Order which denied Appellants' appeal of the Zoning Hearing Board's Decision granting Applicants' request for a dimensional variance.

Zoning – Dimensional variance – Use variance – “Unnecessary hardship” standard – Irregular shaped lot – Existing dimensional non-conformity – Essential character of neighborhood – Held, the Court's Order denying the appeal should be affirmed.

1. To grant a dimensional variance, the Zoning Hearing Board (ZHB") must find that strict compliance with the pertinent zoning regulations inflicts “unnecessary hardship” upon the applicants.

2. In determining whether the “unnecessary hardship” has been shown the Court may consider multiple factors including the economic detriment to the applicants, whether the cost to conform the property to the zoning ordinance is prohibitive, and the characteristics of the surrounding neighborhood.

3. The irregular shapes of a yard can be sufficient to demonstrate “unnecessary hardship” to warrant the grant of a dimensional variance.

4. A “lawful existing dimensional non-conforming use” exists when three requirements are met: (1) Applicants were not responsible for its creation; (2) the non-conformity had been in existence since the construction of the house and subsequent purchase by the applicants and; (3) the only reason it is non-conforming is because of its minimal deficiency in the amount of setback footage.

C.P. Bucks County, Civil Division, No. 2023-01922. Appeal from the decision of the Northampton Township Zoning Hearing Board: Steven Kada and Colleen Kada v. Northampton Township zoning Hearing Board.

Christopher A. Papa, Esquire, Attorney for Appellants, Steven and Colleen Kada.

Thomas J. Walsh, III, Esquire, Solicitor for Appellee, Northampton Township Zoning Hearing Board.

Kellie Ann McGowan, Esquire, and Stephen M. Zaffuto, Esquire, Obermayer Rehmann Maxwell & Rippel, LLP, Attorneys for Applicants/Intervenors, Mory Garfinkle and Amanda Lowry.

GILMAN, J., August 27, 2024.

OPINION

I. FACTS AND PROCEDURAL HISTORY

Mory Garfinkle and Amanda Lowry (“Applicants” or “Intervenors”) reside at 65 Hals Drive, Langhorne, Northampton Township, Bucks County, Pennsylvania (“Property”). (Zoning Hearing Board decision of 3/8/2023, Finding of Fact ¶ 3.) The Property is located in a R-2, Single-Family zoning district as defined by the Northampton Township Zoning Ordinance (“Zoning Ordinance”). Applicants have elderly parents, with substantial health issues, and accordingly, have sought to construct an in-law suite attached to the Property on the first floor. N.T. 09/12/2022, pp, 8-9. Upon consultation with Mr. Bryan Delso, an architect, Applicants' proposed in-law suite would utilize one existing bay of the Property's garage, as well as the existing laundry room and office, in order to create the attached unit. N.T. 01/23/2023,

p. 29. The in-law suite would have modest facilities: a bathroom, a bedroom, a cooktop without an oven, a refrigerator, and a laundry. N.T. 01/23/2023, pp. 28-29; Exhibit #A-4. The “in-law suite,” and its resulting impact on the aggregate footage of the side-yard setbacks, set forth in the Zoning Ordinance, is the subject matter of the instant land use appeal.

Appellants are neighbors, Colleen and Steven Kada, whose residence is located adjacent to Applicants’ Property, with an address of 57 Hals Drive, Langhorne, Northampton Township. N.T. 01/23/2023, p. 54. The design of the attached in-law suite would place the suite closest to the side of Applicants’ Property that is adjacent to Appellants’ property. N.T. 01/23/2023, p. 55.

The pertinent provision of the Northampton Zoning Ordinance, designated as § 27-406(a)(A)(4)(b), is reproduced, *verbatim*, below.

2. Area and development regulations (public water and sewer facilities required) in the R-2 District shall be as follows:

A. Single-family detached dwellings.

- (1) Minimum lot area per dwelling unit: 20,000 square feet.
- (2) Minimum lot width at building line: 100 feet.
- (3) Maximum building coverage: 15 percent.
- (4) Minimum yards.
 - (a) Front: 50 feet.
 - (b) Side, minimum 20 feet; total, 45 feet**
 - (c) Rear: 50 feet.
- (5) Maximum impervious surface ratio: 20 percent.
- (6) Minimum open space required: 15 percent.

(emphasis added).

At the January 23, 2023 evidentiary hearing, counsel for both parties stipulated that the existing aggregate side yard setbacks for Applicants’ property presently total 48.49 feet, prior to the addition of the proposed “in-law suite.” N.T. 01/23/2023, p. 14. If constructed, the in-law suite would be compliant with the minimum side yard requirement of 20 feet, for the southern side, as it would be located 20.06 feet from the lot line common with Appellants’ property. N.T. 01/23/2023, p. 8; Exhibit #A-4 admitted at the 2/13/2023 hearing. However, despite the fact that Applicants would be compliant with the minimum required 20 feet on one side, Appellants complained that the aggregate of the side-yard setbacks would be in violation of the zoning ordinance, as the aggregate would be less than the designated 45 feet. N.T. 02/13/2023, p. 23. Upon explaining their concerns about the proposed addition of the attached “in-law suite,” Appellants have identified purely aesthetic considerations, namely that they wished to continue to have an unobstructed view into Applicant’s rear yard from their back porch. N.T. 01/23/2023, p. 60. Appellants have also alleged that the attached in-law suite would impermissibly convert the Property into a two-dwelling home.

The Zoning Hearing Board held several evidentiary hearings regarding the instant matter, on September 12, 2022, November 14, 2022, December 12, 2022,

January 23, 2023, and February 13, 2023. Appellants were properly granted party-status, were permitted to participate in the hearings, and took the opportunity to present evidence. At the January 23, 2023 evidentiary hearing, Applicants and Appellants presented evidence and testimony regarding the proposed variance requests.

Applicants testified that they utilized Mr. Delso's professional architectural expertise extensively when determining the proper location to place the suite. Findings of Fact ¶ 41; N.T. 01/23/2023, p. 29. Mr. Delso was accepted by the Board as an expert in the fields of architecture and building design. N.T. 01/23/2023, p. 20. Mr. Delso testified as to the steps he took to minimize the footprint of the in-law suite, stating, "[w]e decreased this footprint as much as we could through the design process, voided as (much) wasted space as we could. ... we use[d] one of the (existing garage) bays to allow for ... coat closets, mud room, laundry, so as to not increase the footprint on the site." N.T. 01/23/2023, p. 23. The Board heard testimony that per the Zoning Ordinance, the setback from the northern side lot line has historically been deficient; the Board noted that Applicant's northern lot line setback is presently 18.63 feet, 1.37 feet short of the prescribed 20 foot setback. Findings of Fact ¶ 27.

Applicants amended their application several times throughout the life of this case. At the January 23, 2023 evidentiary hearing, Applicants originally planned to apply for a dimensional variance as to the front yard setback, in addition to the dimensional variance request as to the aggregate footage of the side-yard setbacks. Upon learning of and responding to the concerns of Appellants and the Board, the Applicants amended their application, and it was subsequently presented at the February 13, 2023 evidentiary hearing.

Applicants' amended presentation simply sought a variance from the Board to permit the aggregate side yard setbacks to measure 38.69 feet as opposed to the Ordinance requirement of 45 feet in the aggregate. Findings of Fact ¶ 14; Zoning Ordinance §27-406.2.a(4)(a)-(b). This would constitute a dimensional variance of 6.31 feet, an increase of 4.94 feet in the already existing dimensional variance as to the aggregate side yard setbacks. In the alternative, Applicants requested a finding that the Zoning Ordinance provision which set the requirements as to the aggregate side yard setbacks was inapplicable to the Property. N.T. 02/13/2023, p. 7.

On February 23, 2023, the Board granted the singular dimensional variance requested by Applicants as to the aggregate side yard setbacks. The Board noted that it applied the legal principles articulated in *Hertzberg*,¹ observing that this was a reasonable accommodation because of the nonconforming side yard aggregate setbacks which had existed since the Applicants' home was originally built. N.T. 02/13/2023, pp. 35-36. The Board determined that the existing northern side yard setback of 18.63 feet was a "lawful existing dimensional nonconformity," and noted that "... the existing house and its distances from the side lot lines were present when [Applicants] acquired the property ... [and Applicants] have not added any new improvements or buildings to the Property." Findings of Fact ¶¶ 27; 30. The Board declined to make a finding, as sought by Applicants, that the existing side yard setback ordinance was inapplicable to Applicants. Findings of Fact ¶ 17.

¹ *Hertzberg v. Zoning Board of Adjustment*, 462 A.2d 637 (1983).

On March 8, 2023, the Board issued its written Order, with accompanying Findings of Fact and Conclusions of Law, which granted Applicants' dimensional variance request, and thus which permitted the construction of the attached in-law suite wherein the aggregate side yard setbacks would total 38.69 feet. On April 5, 2023, Appellants timely appealed the Board's Order to the Court of Common Pleas. On April 18, 2023, Applicants filed a Praecipe for Intervention in the instant matter. On April 18, 2024, we issued a detailed Order which denied Appellant's Appeal of the Board's March 8, 2023 decision.

On May 17, 2024, Appellants appealed to the Commonwealth Court of Pennsylvania. Accordingly, we file this Opinion pursuant to Pennsylvania Rule of Appellate Procedure 1925(a).

II. APPELLANTS' STATEMENT OF MATTERS COMPLAINED OF ON APPEAL PURSUANT TO PENNSYLVANIA RULE OF APPELLATE PROCEDURE 1925(b)

On May 31, 2024, this Court issued its 1925(b) Order. On June 21, 2024, Appellants filed a timely Statement of Matters Complained of on Appeal, which is reproduced, *verbatim*, below. In their Statement, Appellants make the following three claims of alleged error for this Court to address²:

1. The Trial Court committed an error of law, an abuse of discretion and make [sic] findings of fact not supported by substantial evidence in confirming a stated dimensional variance, errantly applying the unnecessary hardship standard in such confirmation, while simultaneously confirming an actual use variance for the subject in-law suite, creating a multiple family dwelling in a single family dwelling only zone, without even addressing this argument of Appellants in their brief on the de-facto use variance.
2. The Trial Court committed an error of law, an abuse of discretion and made findings of fact not supported by substantial evidence in confirming a legal non-conforming use, by labeling it a "lawful existing dimensional nonconformity" a term unknown to this counsel in law, without the requisite evidence or requisite findings to establish a valid legal non-conforming use which is believed to be the same as a "lawful existing dimensional nonconformity" to the extent such a concept is distinct from a legal nonconforming use.
3. The Trial Court committed an error of law, an abuse of discretion and made findings of fact not supported by substantial evidence in mischaracterizing the testimony and evidence presented by the stated architect finding, providing no citations to the record to justify the alleged opinion of the architect.

² The language used by Appellants' counsel in his Concise Statement can fairly be characterized as "snarky", which may properly be considered as less than professional.

III. DISCUSSION

Judicial review of determinations made by a zoning hearing board is limited to manifest abuse of discretion or error of law. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 639 (Pa. 1983). Abuse of discretion is found only if the zoning hearing board's determinations are not supported by substantial evidence. Id., at 640. In Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh, 721 A.2d 43, 46 (Pa. 1998), the Pennsylvania Supreme Court defined substantial evidence as "... such relevant evidence as a reasonable mind might accept as adequate to support a conclusion. Valley View Civic Ass'n v. Zoning Bd. of Adjustment, 462 A.2d 637, 640 (1983) (citations omitted)."

The court must view the evidence in a light most favorable to the prevailing party and resolve all reasonable inferences from the evidence in their favor. In re McGlynn, 974 A.2d 525, 534 n.9 (Pa. Commw. Ct. 2009) (citing Bensalem Twp. V. Press, 501 A.2d 331 (Pa. Commw. Ct. 1985)). Further, "the court may not substitute its judgment for that of the local agency unless the board manifestly abused its discretion." Pham v. Upper Merion Twp. Zoning Hearing Bd., 113 A.3d 879, 887 n.5 (Pa. Commw. Ct. 2015) (citing Nascone v. Ross Twp. Zoning Hearing Bd., 473 A.2d 1141, 1142 (Pa. Commw. Ct. 1984)).

In the instant case, the Board's grant of the aforementioned dimensional variance was amply supported by substantial evidence, and did not amount to an abuse of discretion.

A. **The Board did not commit an abuse of discretion: the requested variance in the amount of aggregate footage for the side yard setback was properly considered a dimensional variance, and Applicants amply met the "unnecessary hardship" standard due to the irregular shape of the Property and absence of alternative viable locations for the proposed addition.**

1. *Appellant's contention that the Board condoned a "de-facto use variance" is wholly belied by the record; the Board properly considered Applicants' request as a dimensional variance and the attached in-law suite does not constitute an impermissible "second dwelling."*

Appellants allege that the Board incorrectly categorized Applicants' application as a dimensional variance. This contention is meritless and wholly contradicted by the factual record. The Pennsylvania Supreme Court has differentiated between dimensional variances and use variances, stating, "when seeking a dimensional variance within a permitted use, the owner is asking only for a **reasonable adjustment** of the zoning regulations in order to utilize the property in a manner consistent with the applicable regulations the grant of a dimensional variance is of lesser moment than the grant of a use variance, since the latter involves a proposal to use the property in a manner that is wholly outside the zoning regulation." Hertzberg, 721 A.2d at, 47 (emphasis added). The Hertzberg court continued, stating, "... the quantum of

proof required to establish unnecessary hardship is indeed lesser when a dimensional variance, as opposed to a use variance, is sought.” *Id.* at 47-48.

The Commonwealth Court has specifically held that applications for an adjustment to the required footage for setbacks constitute a request for a dimensional variance. See *Tidd v. Lower Saucon Twp. Zoning Hearing Bd.*, 118 A.3d 1, 9 (Pa. Commw. Ct. 2015) (“Here, the ZHB determined Applicant satisfied the unnecessary hardship criterion so as to justify the grant of a dimensional variance from the zoning ordinance’s setback requirement.”)

Pursuant to pertinent decisional law, then, Applicants’ request to the Board in the instant matter was properly treated as a dimensional variance. Applicants submitted a request to the Board to permit the aggregate footage for the side yard setbacks to be 38.69 feet, instead of the required 45 feet. Findings of Fact ¶ 14; Zoning Ordinance §27-406.2.a(4)(a)-(b). The 6.31 foot requested disparity can hardly be considered to be of such magnitude to cause the proposed in-law suite to become “wholly outside the zoning regulation.” The minimal disparity of 4.94 feet from the aggregate set back requirement prescribed by the Ordinance may properly be considered a “reasonable adjustment,” which would allow Applicants to utilize their existing home with an attached in-law suite, and which would continue to conform to the manner of use prescribed in the pertinent Northampton Township Ordinance.

Appellants have mischaracterized the proposed attached in-law suite as constituting a “second dwelling”, in a misguided effort to fit their erroneous argument into the definition of a “de-facto use variance.” This contention runs afoul of the factual record and Pennsylvania decisional law. Appellants’ counsel has incorrectly alleged that the permitted addition of an in-law suite would create a “multiple family dwelling in a single family dwelling only zone.” While we can find no precedential decisional law squarely addressing the issue, we note that in 2022, the Commonwealth Court, in an unpublished opinion, held that a detached structure, “[w]ith its own cooking and sanitary facilities, ... two bedrooms, a bath, a kitchen, and a living room” was properly considered an additional “dwelling unit” and not an “in-law suite.” *Stoltzfus v. W. Manchester Twp. Zoning Hearing Bd.*, 272 A.3d 997 (Pa. Commw. Ct. 2022).

The instant case is distinguishable. Indeed, there is no dispute that the in-law suite at issue here is not a detached, stand-alone structure as ruled upon by the Stoltzfus court. Mr. Delso testified, and the factual record supports his observation, that the addition will utilize the existing garage bay, office, and laundry, already existing at Applicants’ home, to be central components of the attached in-law suite. N.T. 01/23/2023, p. 29. Further, after examining the Building Plan, the Board observed that the “addition will be one story, and contain a small living area, bedroom, and bathroom.” Findings of Fact ¶ 35. Mr. Delso explained that the unit would contain a bathroom, bedroom, a cooktop, and a refrigerator. N.T. 01/23/2023, pp. 28-29. Mr. Delso also testified that the attached suite would not contain an oven. N.T. 01/23/2023, P. 29. While there are kitchen accessories, there is nothing in the applicable zoning ordinances which prohibit a single dwelling from having multiple kitchen accessories. There is no oven, which would almost certainly be present if this were a separate, additional kitchen.

Accordingly, Applicants' request for a variance which would allow the aggregate side yard setbacks to total 38.69 feet was properly treated by the Board as a request for a dimensional variance. This Board's decision constituted neither an abuse of discretion nor an error of law.

2. *The Board properly granted the dimensional variance for the Property; Applicants amply met the “unnecessary hardship” standard, as expert testimony established that the proposed location of the attached in-law suite was the only viable location, and that prohibiting Applicants from constructing the suite within the building envelope would amount to an unnecessary hardship.*

To grant a dimensional variance, the Board must find that strict compliance with the pertinent zoning regulations inflicts “unnecessary hardship” upon the applicants. In a November 2023 unpublished decision, Hacker v. Zoning Hearing Bd. of Borough of N. Catasauqua, 309 A.3d 171 (Pa. Commw. Ct. 2023), the Commonwealth Court reiterated the Pennsylvania Supreme Court's determination that a “more relaxed standard” applies to the grant of a dimensional variance, citing its holding in Hertzberg. Additionally, when evaluating whether applicants for a dimensional variance have demonstrated “unnecessary hardship,” “the courts may consider multiple factors, including the economic detriment to the applicants, whether the cost to conform the property to the zoning ordinance is prohibitive, and the characteristics of the surrounding neighborhood.” Singer v. Philadelphia Zoning Bd. of Adjustment, 29 A.3d 144, 149 (Pa. Commw. Ct. 2011) (internal citation omitted).

The relevant Northampton Township Zoning Ordinance provisions pertaining to variances have been reproduced, *verbatim*, below:

- A. The Board shall hear requests for variances where it is alleged that the provisions of this Chapter inflict unnecessary hardship upon the applicant. The Board may grant a variance, provided the following findings are made where relevant in a given case:
- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property, and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the Chapter in the neighborhood or district in which the property is located.
 - (2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Chapter, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

- (3) That such unnecessary hardship has not been created by the appellant.
 - (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- B. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq., and this Chapter.

Northampton Township Zoning Ordinance § 27-1402.

We will now address the aforementioned relevant factors, based on the factual record created at the five evidentiary hearings conducted by the Board.

The Board's determination that the Property had a "unique and irregular shape" to warrant granting the dimensional variance, was supported by substantial evidence. In its Finding of Fact ¶44, the Board stated that, "due to the Property's unique and odd shape, and its existing non-conforming building location and side yard setback, the Property contains unique physical characteristics that support relief for the aggregate side yards variance necessary for the proposed improvements." Pennsylvania law is well-settled that irregular shapes of a yard can be sufficient to demonstrate "unnecessary hardship" to warrant the grant of a dimensional variance. In Borough of Mechanicsburg v. Mechanicsburg Zoning Hearing Board, 535 A.2d 690, 691 (Pa. Commw.Ct.1987), the Commonwealth Court upheld the grant of a variance which allowed a homeowner to enclose a carport, turning it into an attached garage, when the property was already dimensionally non-conforming as to each side yard and the aggregate of the side yards. Id. at 691-93. The Commonwealth Court stated,

We conclude that the unnecessary hardship to Fortuna is that he is unable to enclose his carport without violating the setback requirements of the Ordinance, that there are unique physical conditions on the land in that the home existed on the property prior to the enactment of the Ordinance, that it is impossible for Fortuna to enclose his carport and be in conformity with the Ordinance and that the variance authorized is the minimum variance that will afford relief. There is no evidence that the construction of the carport will effect others in the reasonable enjoyment of their property nor will its existence be detrimental to the health, safety and welfare of the community.

Id. at 693-94.

Mechanicsburg is instructive as to the instant case. The Board heard testimony from project architect, Mr. Delso, that the existing shape and features of the Property limited the available design options in several ways:

Q: [D]id you design this addition in order to have the least modification to the existing structure?

A: Yes. We decreased this footprint as much as we could through the design process, voided as (much) wasted space as we could. There is very little circulation in the proposed plan. And we use one of the bays to allow for ... coat closets, mud room, laundry, so as to not increase the footprint on the site.

N.T. 01/23/2023, p. 23.

Mr. Delso confirmed that the existing characteristics and condition of the Property dictated the design plan for the “in-law suite.” N.T. 01/23/2023, p. 24. Due to the way the home was originally built, the existing northern side yard setback is 18.63 feet, which fails to strictly conform to the required minimum side yard setback. N.T. 01/23/2023, p. 8. While the northern side yard was an existing deficiency, Applicants presented evidence that the addition could reasonably be attached closest to the opposite side yard of the property, which was set back from Appellants’ property in excess of the minimum 20 foot side yard setback requirement, in conformity with the Ordinance. He observed that the existing home is “... a left handed garage, two-car garage on the left, there is a large deck off the back of the house and a pool ... four bedroom, three and a half bath, colonial house.” N.T. 01/23/2023, p. 21 The proposed attached addition would use the existing laundry room, office, and one garage bay to create the in-law suite. N.T. 01/23/2023, p. 29. Mr. Delso testified that the addition of the new in-law suite would bring the impacted side yard setback to 20.06 feet, which is still compliant with the minimum setback requirement provided in the zoning ordinance. N.T. 01/23/2023, p. 37.

Drawing on his professional expertise, Mr. Delso opined that the proposed location of the in-law suite was the most viable placement, as all other alternatives were not feasible or would require Applicants to substantially destroy and/or reconfigure the Property. N.T. 01/23/2023, p. 32. The decision to place the attached addition closest to the impacted side yard was a direct result of the “unique and irregular” shape of the Property. Accordingly, strict application of the aggregate setback requirements of the ordinance would have created an unnecessary hardship for Applicants, and the minimal dimensional variance they sought (and which the Board granted), is necessary for reasonable permitted use of the Property.

As in Mechanicsburg, there is a pre-existing non-conforming dimension, the northern side yard setback, which established that there were “unique physical conditions” on the Property. Further, while the variance request in Mechanicsburg was due to nonconforming conditions as to both side yard setbacks, as well as the aggregate setback, Applicants here have sought to build the attached addition within the building envelope on the southern side yard. Accordingly, only the aggregate of the side yard setbacks would require a dimensional variance. Applicants’ proposal, then, constitutes a less substantial impact on the surrounding neighborhood.

We cannot conclude under the totality of circumstances present here that the Board abused its discretion in granting the dimensional variance, as its decision was supported by substantial evidence that the “unique physical condition” of the Property would result in unnecessary hardship to Applicants were strict application of the aggregate side yard setback requirement to be applied to their proposed in-law suite addition.

As to potentially attaching the in-law suite entirely to the rear of the home, Mr. Delso observed that:

It would not have been a good design solution. For a couple reasons. One, it would have landlocked the breakfast and kitchen, leaving no visible sight to the pool, which we thought was very important. There is a large deck off the back, which would have been basically cannibalized, and you would have had to walk through the addition off the back of the house to get to the pool.

N.T.01/23/2023, p. 24.³

As previously mentioned, the Board accepted Mr. Delso as an expert in the field of architecture and building design. N.T. 01/23/2023, p. 20. Mr. Delso was asked on direct examination about the extent to which the proposed addition would impact the surrounding neighborhood of Holland Acres:

Q: And is the design of the addition and the resulting overall scaling and massing of the house in character with the existing homes in the neighborhood?

A: Yes.

N.T. 01/23/2023, p. 26.

Mr. Delso reconfirmed that, based upon his professional experience in residential design, there was nothing about the proposed design for the Property which would have an adverse effect on the neighborhood, Holland Acres. N.T. 01/23/2023, 28.

Appellants testified at length as to how they perceived the addition would adversely impact their view. Mr. Kada stated, “... we enjoy a sight line of trees in the distance. And now the immediate thing we’ll see is the building as we look out.” N.T. 01/23/2023, p. 60. Mr. Kada reiterated that he enjoyed the unobstructed view from his back porch, which currently allows him to see into Applicants’ rear yard, viewing the deck and the pool. N.T. 01/23/2023, p. 60.

At the January 23, 2023 evidentiary hearing, Appellants’ counsel argued that the addition of an in-law suite attached to the Applicants’ home would alter “the essential

³ The Board also heard the testimony of Mary Camp, the real estate agent for Applicants, who testified that it would have been inappropriate and unfeasible to create a room for Applicants’ in-laws in the basement of the home. Ms. Camp testified that in the instant case, the basement does not have an egress. N.T. 01/23/2023, pp. 49- 50. Ms. Camp stated that the addition of an egress window could create new issues with flooding and would have forced the elderly couple to exit the addition through an egress window. N.T. 01/23/2023, pp. 49-50. Placing and constructing the in-law suite in the existing basement was simply not a viable alternative.

character of the neighborhood,” claiming that Appellants bought their home in reliance on the zoning ordinance setback requirements being strictly enforced, as dictated by the relevant criteria set forth in the ordinance. As previously noted, Appellants claimed that the proposed in-law suite would effectively turn the Applicants’ Property into a two-dwelling home, in violation of the R-2 Zoning District requirements. N.T. 01/23/2023, pp. 76-77.

Appellants’ arguments are without merit. We cannot find error with the Board’s determination that the essential character of the neighborhood would not be changed by the addition of the attached in-law suite. Appellants focused their argument on their claim that their personal view of Applicants’ property would be obstructed, without substantially addressing the fact that the proposed attached addition would be compliant with the setback requirement in proximity to their home.

The evidentiary record demonstrates that the proposed dimensional variance request was the minimum variance which would allow Applicants to reasonably use their Property, without substantially adversely impacting the existing features of the Property. In its Conclusions of Law, the Board affirmed that the 6.31 foot variance request was the minimum variance request necessary, as Applicants had contemplated four alternative locations for the proposed attached addition, and placement of the in-law suite in a different area on their property would require substantial reconstruction. Conclusions of Law ¶¶ 9-10; 17. We cannot find error with the Board’s determination that this was the minimum variance necessary for reasonable accommodation of the in-law suite.

B. The Board properly treated the northern side yard setback as a “lawful existing dimensional non-conformity,” as the setback was 18.63 feet instead of the Ordinance-required twenty (20) feet, and there was uncontroverted evidence presented that this non-conforming dimension was in existence at the time the Property was purchased by Applicants.

Appellants’ counsel alleges that the Board, and subsequently, by implication, this Court, inappropriately labeled the northern side yard setback a “lawful existing dimensional non-conformity” as a way to endeavor to justify the allegedly nonconforming use, which Appellants claim would, in fact, be a second dwelling on the Property. This contention is without merit, and further demonstrates a lack of understanding and/or recognition of what constitutes a dimensional variance as opposed to what constitutes a use variance. We rely on the plain definition of the word “dimension.” Merriam-Webster Dictionary defines the term “dimension” as the “range over which or the degree to which something extends.”

The plain facts here demonstrate that the only non-conformity relates to the footage – the amount of physical space over which the side yard extends – of the northern side yard setback. The Board noted, as do we, that there was uncontroverted evidence presented that the non-conforming side yard had been in existence since the house was built, and as such, Applicants here clearly did not cause the non-conformity. N.T. 02/13/2023, p. 26; Finding of Fact ¶ 30.

The Board accurately labeled this side yard dimension a “lawful existing dimensional non-conformity”, since (1) Applicants were not responsible for its creation; (2) the non-conformity had been in existence since construction of the house and subsequent purchase of it by Applicants and; (3) the only reason it is non-conforming is because of its minimal deficiency in the amount of setback footage. To the extent Appellants have used this allegation of error to re-argue their contention that the proposed attached addition of the in-law suite transforms the Property into a prohibited two-dwelling home, that contention is meritless, per our above analysis.

C. We did not commit an error of law, nor did we mischaracterize the testimony and evidence presented by architect, Mr. Delso, who was accepted as a qualified expert by the Board at the January 23, 2023 evidentiary hearing, and who testified in his expert capacity.

In Appellants’ final allegation of error, they claim that this Court mischaracterized the testimony of architect, Mr. Delso. We are unable to discern with any specificity from Appellants’ Concise Statement of Matters Complained of on Appeal as to what testimony Appellants are referencing, since Appellants’ counsel failed to provide any citation to the record. However, we will endeavor to briefly address this vague allegation of error.

In our April 18, 2024 expanded Order, we made two references to Mr. Delso, neither of which misrepresented the testimony elicited at the January 23, 2023 evidentiary hearing. The Order first stated that, “Intervenors (Applicants here) sought the professional guidance of Bryan Delso, an architect, who considered four different locations for construction of the in-law suite addition and found that the physical limitations of the property precluded the construction in each of those four locations.” We do not agree with Appellants’ contention that this statement is a misrepresentation. As made clear during the September 12, 2022 evidentiary hearing, Omnia Group, the business entity for which Mr. Delso works in his professional capacity, along with Applicants, explored placing the proposed attached in-law suite above the garage, and determined it was not feasible, since the foundation was not deep enough to support an extension upwards. N.T. 09/12/2022, p. 10.

During the January 23, 2023 evidentiary hearing, Mr. Delso testified he did not consider placing the proposed first-floor attached in-law suite in the basement of the home, as it would defeat the purpose of an in-law suite for elderly parents, and Mr. Delso was aware that an egress window would be required, which the existing Property did not have. N.T. 01/23/2023, pp. 31-32. Mr. Delso also rejected a third alternative, placing the attached in-law suite in the rear of the Property, as it would “landlock the breakfast and kitchen, destroy the existing deck, and individuals would have to walk through the in-law suite to get to the pool and back yard.” N.T. 01/23/2023, p. 24. During the February 13, 2023 evidentiary hearing, Applicants’ counsel moved into evidence the final design for the proposed in-law suite, the admission of which occurred after a documented history of extensive consultation with Mr. Delso. N.T. 02/13/2023, p. 11; Exhibit #A-4.

In our April 18, 2024 expanded Order, we stated, “[i]n Finding of Fact ¶41, the Board credited the testimony of Mr. Delso, the architect, and found that the (proposed) placement of the in-law suite was the only reasonable option, as other alternatives would require severe reconstruction of the property.” We briefly reproduce, *verbatim*, the Board’s Finding of Fact:

The Applicants and Delso stated, and the Board finds, that placing the addition behind the house is not reasonable. The deck and patio would need to be removed, access to the pool would be impeded, and the existing kitchen windows would become landlocked. The Board does not consider this a practical result.

Findings of Fact ¶41.

Clearly, the statements contained within our 4/18//2024 expanded Order do not misrepresent the Board’s findings. Upon granting the dimensional variance, the Board found that the proposed placement of the in-law suite was the only reasonable option, as Applicants would face unnecessary hardship if their request were to be denied due to rigid adherence to the Ordinance setback requirements.

IV. CONCLUSION

Based upon all of the aforementioned, we respectfully submit that this Court’s April 18, 2024 Order, denying Appellants’ Appeal of the March 8, 2023 Decision of the Northampton Township Zoning Hearing Board, should be affirmed.

BY THE COURT:

/s/ Gary B. Gilman
GARY B. GILMAN, JUDGE

Sheriff's Sale*Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, November 8, 2024 at 11 o'clock A.M., Eastern Prevailing Time, at the Bucks County Administration Building, 55 East Court Street, in the Borough of Doylestown, Bucks County, Pennsylvania the following real estate to wit:

BRISTOL BOROUGH

DOCKET #2023-07650

ALL THAT CERTAIN MESSUAGE, TENEMENT AND TRACT OF LAND, SITUATE IN THE SIXTH WARD OF THE **BOROUGH OF BRISTOL**, AND STATE OF PENNSYLVANIA.

TAX PARCEL #04-028-148.

PROPERTY ADDRESS: 226 Harrison St., Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES FAVATA, IN HIS CAPACITY AS HEIR OF JOSEPH J. FAVATA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH J. FAVATA.**

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLCFREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA**BRISTOL TOWNSHIP**

DOCKET #2024-00681

ALL THAT CERTAIN LOT OF LAND LOCATED IN THE **TOWNSHIP OF BRISTOL**, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #05-046-393.

PROPERTY ADDRESS: 628 Saxony Drive, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KEVIN WILLIAM SACKETT a/k/a KEVIN SACKETT a/k/a KEVIN W. SACKETT. KML LAW GROUP, P.C.**

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA**LOWER MAKEFIELD TOWNSHIP**

DOCKET #2024-02160

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF LOWER MAKEFIELD, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA:

TAX PARCEL #20-077-024.

PROPERTY ADDRESS: 2075 Leedom's Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **PAUL JACOB, TERRI JACOB.****STERN & EISENBERG PC**FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA**MIDDLETOWN TOWNSHIP**

DOCKET #2023-07443

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate and being at Levittown, in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot 7839-J on subdivision of Cobalt Ridge, Levittown, Section 69, filed in the Office of the Recorder of Deeds of Bucks County, PA, on 1/18/53, in Plan Book 9 page 15.

TAX PARCEL #22-62-118.

PROPERTY ADDRESS: 41 Crown Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WAYNE L. SCHILLINGS, JR., SOLELY AS HEIR OF LOIS M. SCHILLINGS; SUSAN M. BROUNCE, SOLELY AS HEIR OF LOIS M. SCHILLINGS; BRIAN K. SCHILLINGS, SOLELY AS HEIR OF LOIS M. SCHILLINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER LOIS M. SCHILLINGS, DECEASED, THE UNITED STATES OF AMERICA.**

HILL WALLA CK LLPFREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

MORRISVILLE BOROUGH

DOCKET #2022-04047

All that certain piece or parcel or Tract of land situate in **MORRISVILLE BOROUGH**, Bucks County, Pennsylvania, and being known as 315 Green Street, Morrisville, Pennsylvania 19067.

TAX PARCEL #24-012-026.

PROPERTY ADDRESS: 315 Green Street, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ROBERT L. SMITH, BONNIE FAITH SMITH.**

McCABE, WEISBERG & CONWAY, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2024-02545

ALL THOSE CERTAIN lots, tracts and parcel of land together with the improvements thereon erected situate lying and being in the **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-010-192.

PROPERTY ADDRESS: 176 Anderson Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **NEIL O'KEEFE.**

LAW OFFICES OF GREGORY JAVARDIAN, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2024-03995

ALL THAT CERTAIN lot or piece of ground situate in **BOROUGH OF MORRISVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #24-006-146.

PROPERTY ADDRESS: 317 Clymer Avenue, Morrisville, PA 19067.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DOUGLAS DAVIS.**

POWERS KIRN, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

NOCKAMIXON TOWNSHIP

DOCKET #2024-00822

All that certain piece or parcel or Tract of land situate in the **TOWNSHIP OF NOCKAMIXON**, Bucks County, Pennsylvania, and being known as 366 Lake Warren Road, Upper Black Eddy, Pennsylvania 18972.

TAX PARCEL #30-013-068.

PROPERTY ADDRESS: 366 Lake Warren Road, Upper Black Eddy, PA 18972.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON ARTHUR VOPLÉ a/k/a JASON A. VOLPE.**

McCABE, WEISBERG & CONWAY, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

PERKASIE BOROUGH

DOCKET #2024-03472

ALL THAT MESSUAGE and tract of land together with the dwelling now thereon erected known as 604 West Walnut Street in the 2nd Ward of **PERKASIE BOROUGH**, Bucks County, Pennsylvania.

TAX PARCEL #33-005-101.

PROPERTY ADDRESS: 604 West Walnut Street, Perkasio, PA 18944.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORNA A. ELDON.**

LAW OFFICES OF GREGORY JAVARDIAN, LLC

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

PLUMSTEAD TOWNSHIP

DOCKET #2023-04305

4365 Burnt House Hill Road, Doylestown, PA 18902.

UPI# 34-023-022-006.

PLUMSTEAD TOWNSHIP,

Bucks County, PA.

TAX PARCEL #34-023-022-006.

PROPERTY ADDRESS: 4365 Burnt House Hill Road, Doylestown, PA 18902.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **AMAL RAMADAN.**

H. JEFFREY BRAHIN, Esquire
FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

QUAKERTOWN BOROUGH

DOCKET #2023-04878

ALL THAT CERTAIN LEASEHOLD INTEREST in the lot or piece of ground, hereditaments and appurtenances, situate in the **BOROUGH OF QUAKERTOWN**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #35-002-033.

PROPERTY ADDRESS: 1 North West End Boulevard, Quakertown, PA 18951.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **QUAKERTOWN OUTDOOR, LLC. DILWORTH PAXON, LLP**

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

SELLERSVILLE TOWNSHIP

DOCKET #2022-04270

ALL THAT CERTAIN lot or piece of ground situate in **TOWNSHIP OF SELLERSVILLE**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #15-007-096.

PROPERTY ADDRESS: 144 Hampshire Drive, Sellersville, PA 18960.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES J. KEESLER, AMY KEESLER. POWERS KIRN, LLC**

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

WARRINGTON TOWNSHIP

DOCKET #2023-07716

ALL THAT certain lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the **TOWNSHIP OF WARRINGTON**, County of Bucks,

Commonwealth of Pennsylvania, bounded and described according to a Plan of Orchard Hill Amendment made by Carroll Engineering Corporation, dated December 8, 1989 and recorded 09/25/2002 in Bucks County in Land Record Book 2901 Page 814.

TAX PARCEL #50-029-223.

PROPERTY ADDRESS: 2341 Orchard Hill Circle, Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ANTHONY STAFFIERI.**

TIMONEY KNOX, LLP

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

WARWICK TOWNSHIP

DOCKET #2024-00813

ALL THAT CERTAIN brick message and lot or piece of land, situate in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #51-007-071.

PROPERTY ADDRESS: 1072 Jamison Street, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **DAVID MOSHER.**

LAW OFFICES OF GREGORY JAVARDIAN, LLC

FREDERICK A. HARRAN, Sheriff
Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within thirty days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

Judgment was recovered in the Court of Common Pleas of Bucks County Civil Action – as numbered above. No further notice of the filing of the Schedule of Distribution will be given.

The above properties are to be sold by FREDERICK A. HARRAN, Sheriff, Doylestown, Pennsylvania.

Oct. 17, 24, 31

Change of Name

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2023-07801

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above-named Court, praying for a Decree to change the name(s) of **ANDREW GREZLAK** to **ANDREW NIKISHIN**.

The Court has fixed the 8th day of November, 2024 at 9:30 A.M. in Courtroom No. 330, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Oct. 24

IN THE COURT OF COMMON
PLEAS OF BUCKS COUNTY
CIVIL ACTION – LAW
NO. 2024-06223

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above-named Court, praying for a Decree to change the name(s) of **ELEANOR MERCER MADARA** to **ELEANOR TERESA MADARA**.

The Court has fixed the 17th day of December, 2024 at 9:30 A.M. in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Joseph M. Ramagli, Solicitor
Caracappa Cook Scott & Ramagli PC
6 Penn Trail
Suite 202
Newtown, PA 18940

Oct. 24

Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with

the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

ASHER PRODUCE INC has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Oct. 24

Confirmation of Account

LINDA BOBRIN, ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code at 10:00 A.M. on **Monday, November 4, 2024, in Courtroom 260 on the 2nd floor** of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing. Estate of **DONATO DePALMA** – Anna Marie Marino, Executrix
Trust Under Will of **MILDRED KLETZING** – Wells Fargo Bank, N.A., Trustee
Trust Under Will of **RUSSELL C. KLETZING** – Wells Fargo Bank, N.A., Trustee

Estate of **JOSEPH A. DiEGIDIO** – Marcel Groen and Linda M. Rementer, Co-Executors

LINDA BOBRIN, ESQUIRE
REGISTER OF WILLS
AND CLERK OF THE
ORPHANS' COURT DIVISION
COURT OF COMMON PLEAS
OF BUCKS COUNTY

Oct. 24, 31

Corporate Dissolution

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **TIDEWATERS GATEWAY PARTNERSHIP, INC.** is currently in the process of voluntarily dissolving.

David Lyle Segal, Solicitor

121 S. Broad St.

Suite 1700

Philadelphia, PA 19107

Oct. 24

Pursuant to the requirements of section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **ZAVETA CONSTRUCTION CO., INC.** is currently in the process of voluntarily dissolving.

Oct. 24

Estate Notice

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

First Publication

BACON, MILDRED MARIE, dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **SANDRA MILHOLLEN**, 239 Polo Dr., North Wales, PA 19454.

BANNIGAN, DANIEL, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **ROSEMARY N. HELLER** c/o Nicolas F. Meter, Esq., 1401 E. High St., Pottstown, PA 19464.

Attorney: **NICOLAS F. METER**, Meter Law Offices, LLC, 1401 E. High St., Pottstown, PA 19464.

BELL, HELENE D., dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **LOUIS ROBERT BELL** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.

Attorney: **JOHN S. BENSON**, 18 N. Main Street, Doylestown, PA 18901.

BEYER, JOAN a/k/a **JOAN S. BEYER**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executor: **JONATHAN BEYER** a/k/a **JONATHAN S. BEYER**, 1036 Christian St., Philadelphia, PA 19147.

Attorney: **RACHEL SHAFFER GERSIE**, Fendrick Morgan, LLC, 1950 Route 70 East, Ste. 200, Cherry Hill, NJ 08003.

BIENKOWSKI, ELLEN H., dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **JULIA LYNN LEINBACH** c/o Gerald R. Clarke, Esq., 119 S. Easton Rd., Ste. 207, Glenside, PA 19038.

Attorney: **GERALD R. CLARKE**, Clarke & Associates, 119 S. Easton Rd., Ste. 207, Glenside, PA 19038.

BROWN, MARY H. a/k/a **MARY HELEN BROWN**, dec'd.

Late of Bucks County, PA.

Executor: **JOSEPH E. BROWN**, 639 Shadywood Drive, Perkasio, PA 18944.

Attorneys: **BENSTEAD, MABON & MITSCH, P.C.**, 124 East Court Street, Doylestown, PA 18901.

CRONIN, ARLENE M., dec'd.

Late of Middletown Township, Bucks County, PA.

Administratrix: **MARY C. CRONIN**, 9807 Holhurst Rd., Bethesda, MD 20817.

DICKSON, FRANCES J. a/k/a **FRANCES DICKSON**, dec'd.

Late of the Township of Bristol, Bucks County, PA.

Executrix: **SANDRA MARIANI** a/k/a **SANDRA DICKSON MARIANI**.

Attorney: **THOMAS J. PROFY, IV**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

DONAHOE, JOAN M. a/k/a **MARY JOANNA DONAHOE**, dec'd.

Late of Bensalem Township, Bucks County, PA.

- Executor: **GEORGE B. DONAHOE, III**
c/o Christopher Mazullo, Esq., Mazullo & Murphy, P.C., 2003 Lower State Road, Suite 120, Doylestown, PA 18901.
Attorney: **CHRISTOPHER MAZULLO**, Mazullo & Murphy, P.C., 2003 Lower State Road, Suite 120, Doylestown, PA 18901.
- DOUTHETT, JOHN CHRISTOPHER** a/k/a **JOHN C. DOUTHETT**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executrix: **DEBORAH M. DOUTHETT** a/k/a **DEBORAH MOULTHROP DOUTHETT** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.
Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, Yardley, PA 19067.
- EVEN, THOMAS M.** a/k/a **THOMAS EVEN**, dec'd.
Late of Warrington Township, Bucks County, PA.
Executor: **PAUL LAYNE** a/k/a **PAUL MICHAEL LAYNE** c/o Maureen L. Anderson, Esq., 605 Farm Ln., Doylestown, PA 18901.
Attorney: **MAUREEN L. ANDERSON**, Maureen L. Anderson Elder Law, 605 Farm Ln., Doylestown, PA 18901.
- GOLDSTEIN, BARRY STEPHEN** a/k/a **BARRY S. GOLDSTEIN**, dec'd.
Late of Warminster Township, Bucks County, PA.
Co-Executor: **GREGG GOLDSTEIN**, 2103 Basswood Drive, Lafayette Hill, PA 19444 and **DANA GOLDSTEIN**, 2020 Naudain Street, Philadelphia, PA 19146.
- GOLL, ELEANOR K.**, dec'd.
Late of Doylestown Borough, Bucks County, PA.
Executor: **GLENN E. GOLL** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.
Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.
- GROFF, MARGARET H.**, dec'd.
Late of Feasterville, Bucks County, PA.
Executrix: **KAREN M. GROFF**, 556 East Centre Ave., Newtown, PA 18940.
- HEISER, MARY ANN**, dec'd.
Late of Warrington, Bucks County, PA.
Executor: **MARK J. HEISER**, 2453 Greensward North, Warrington, PA 18976.
- HOFFMAN, NEAL MICHAEL**, dec'd.
Late of Perkasio, Bucks County, PA.
Executrix: **DEANNA HOFFMAN** c/o John S. Benson, Esquire, 18 N. Main Street, Doylestown, PA 18901.
Attorney: **JOHN S. BENSON**, 18 N. Main Street, Doylestown, PA 18901.
- KAMMERER, DARLENE** a/k/a **DARLENE B. KAMMERER**, dec'd.
Late of Lower Southampton Township, Bucks County, PA.
Executor: **BRAD KAMMERER** a/k/a **BRAD G. KAMMERER** c/o Sarah A. Eastburn, Esq., 60 East Court Street, P.O. Box 1389, Doylestown, PA 18901.
Attorney: **SARAH A. EASTBURN**, Eastburn and Gray, P.C., 60 East Court Street, P.O. Box 1389, Doylestown, PA 18901.
- LIBERTO, NANCY A.**, dec'd.
Late of Newtown Township, Bucks County, PA.
Executor: **JOHN E. LIBERTO**, 464 Parkview Way, Newtown, PA 18940.
Attorney: **VALERIE ROSENBLUTH ANGST**, Angst & Angst, P.C., 878 Main Street, Harleysville, PA 19438.
- LIPIRA, ALFRED J., JR.**, dec'd.
Late of Washington Crossing Township, Bucks County, PA.
Administrator: **JEFFREY LIPIRA**, 18 Canal Run East, Washington Crossing, PA 18977.
- LONG, CLAYTON H.**, dec'd.
Late of Buckingham Township, Bucks County, PA.
Executrix: **LINDA L. McREE** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914.
Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914.
- LUCE, LETICIA C.** a/k/a **LETICIA LUCE**, dec'd.
Late of Northampton Township, Bucks County, PA.

Executrix: **LAILA MARIE CABRERA SANTOS** a/k/a **LAILA MARIESANTOS JONES** c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040.

Attorney: **LAURA M. MERCURI**, Duffy North, 104 N. York Rd., Hatboro, PA 19040.

MARTIN, ELISABETH R. BURNETT, dec'd.

Late of Northampton Township, Bucks County, PA.

Administrator: **CHRISTOPHER M. MARTIN** c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

Attorney: **KRISTEN L. BEHRENS**, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102.

NAGEL, WILLIAM H., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executrix: **JEANNE MARIE NAGEL** c/o Alice Hart Hughes, Esq., 4 Terry Dr., Ste. 3, Newtown, PA 18940.

Attorney: **ALICE HART HUGHES**, 4 Terry Dr., Ste. 3, Newtown, PA 18940.

POLISEO, JOSEPH B. a/k/a **JOSEPH POLISEO**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executrix: **KATHLEEN A. POLISEO**, 22 Hayhurst Drive, Newtown, PA 18940.

Attorney: **ANNE SCHEETZ DAMON**, 935 Second Street Pike, Richboro, PA 18954.

RICHARDS, DANIEL J. a/k/a **DANIEL RICHARDS**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **JOHN PINTI**, 26891 Wyndhurst Ct., Unit 101, Bonita Springs, FL 34132.

Attorney: **MARY BETH MELSO**, Commons & Commons, LLP, 30 Pelham Rd., Philadelphia, PA 19119.

RUDOLPH, GEORGE W., dec'd.

Late of Bucks County, PA.

Executrix: **SANDRA LOUISE SELISKER** a/k/a **SANDRA SELISKER**, 1600 Rockcress Drive, Jamison, PA 18929.

Attorneys: **BENSTEAD, MABON & MITSCH, P.C.**, 124 East Court Street, Doylestown, PA 18929.

RUMSEY, ROBERT JOHN, dec'd.

Late of Bristol Township, Bucks County, PA.

Administrator: **JOSEPH P. CARACAPPA**, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorneys: **CARACAPPA COOK SCOTT & RAMAGLI PC**, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

SCHUSTER, CAROL LYNN, dec'd.

Late of Perkasio Borough, Bucks County, PA.

Executrix: **ROBYN LYNN NEWMAN**, 2115 Hidden Meadows Avenue, Pennsburg, PA 18073.

Attorney: **KIRSTEN B. MINISCALCO**, 190 Bethlehem Pike, Suite 1, P.O. Box 564, Colmar, PA 18915.

SHULTES, LAWRENCE K., dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **PHILIP D. SHULTES** c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

Attorney: **ERIC W. HOPKINS**, Hopkins & Hopkins, 114 North Main Street, Doylestown, PA 18901.

STOREY, JANE F., dec'd.

Late of Langhorne, Middletown Township, Bucks County, PA.

Executrix: **DEBORAH REETZ**, 25288 Mount Sterling Court, Mechanicsville, MD 20659.

Attorney: **LIBERATO P. VERDERAME**, 411 S. State St., Suite N 300, Newtown, PA 18940.

UNCKEL, FRANCES A., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **ETHEL L. DELP**, 109 Dorchester Dr., Southampton, NJ 08088.

Attorney: **RYAN A. KROCKER**, Rothkoff Law Group, Seven Neshaminy Interplex, Ste. 116, Trevose, PA 19053.

WEIKEL, MAUREEN D., dec'd.

Late of Richland Township, Bucks County, PA.

Executrix: **DONNA DOWNING** c/o John H. Filice, Esquire, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JOHN H. FILICE**, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

WILSON, CHRISTOPHER H., dec'd.

Late of Plumstead, Bucks County, PA.

Executrix: **MELISSA C. WILSON** c/o Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

Attorney: **JAMES M. SCHILDT**, Williams and Schildt, P.C., 1007 W. Broad Street, Quakertown, PA 18951.

WHINNEY, JOSEPH M., dec'd.

Late of Falls Township, Bucks County, PA.

Administrator: **CHRISTOPHER WHINNEY** c/o Jay C. Glickman, Esquire, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

Attorney: **JAY C. GLICKMAN**, Ruben, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

YOUNG, RICHARD V., dec'd.

Late of New Britain Township, Bucks County, PA.

Executors: **MICHAEL R. YOUNG** a/k/a **MICHAEL RICHARD YOUNG** and **MARK E. YOUNG** a/k/a **MARK EDWARD YOUNG** c/o Brian R. Price, Esq., 140 E. Butler Ave., Chalfont, PA 18914.

Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenburg & Torchia LLC, 140 E. Butler Ave., Chalfont, PA 18914.

Second Publication

BAUER, FRANK J., JR., dec'd.

Late of Northampton Township, Bucks County, PA.

Administratrix: **FRANKIE MARIE PUCCI**, 440 Pierce Landing Dr., Garner, NC 27529.

Attorney: **STEVEN D.W. MILLER**, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042.

BROWN, MARGARET K., dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executrix: **JENNIFER J. CARLSON-PIETRASZ** a/k/a **JENNIFER JANE CARLSON-PIETRASZ** a/k/a **JENNIFER CARLSON-PIETRASZEK** c/o Jocelin A. Price, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorney: **JOCELIN A. PRICE**, Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

CLINEFF, SANDRA MARIE, dec'd.

Late of Richland Township, Bucks County, PA.

Administratrix: **MICHELLE L. FREI** c/o Gregory E. Grim, Esquire, P.O. Box 215, Perkasie, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, P.O. Box 215, Perkasie, PA 18944-0215.

CRAWFORD, DONNA G., dec'd.

Late of Hilltown Township, Bucks County, PA.

Administratrices C.T.A.: **ERIN C. DALLATORE** and **NICOLE L. CRAWFORD** c/o Danielle M. Yacono, Esq., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

Attorney: **DANIELLE M. YACONO**, Hamburg, Ruben, Mullin, Maxwell & Lupin, P.C., 1684 S. Broad St., Ste. 230, Lansdale, PA 19446.

FOREST, SHIRLEY M., dec'd.

Late of Yardley, Bucks County, PA.

Executor: **MARK J. FOREST**, 537 Tori Court, New Hope, PA 18938.

GRAHAM, AMY L., dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrices: **KATHLEEN GRAHAM** and **CHARLOTTE GRAHAM** c/o D. Keith Brown, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

GROTH, ROLF, dec'd.

Late of 610 Shadywood Drive, Perkasie, Bucks County, PA.

Administratrix: **ELKE GROTH**, 76 Colligan Point Road, Plattsburgh, NY 12901.

HAAS, DEBORAH A., dec'd.

Late of Richland Township, Bucks County, PA.

Administratrix D.B.N.: **KAREN D. HAAS-CLUESMAN** c/o Gregory E. Grim, Esquire, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **GREGORY E. GRIM**, P.O. Box 215, Perkasio, PA 18944-0215.

HAND, JOSEPH P., JR. a/k/a **JOE HAND, SR.** and **JOSEPH PATRICK HAND, JR.**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **JOSEPH P. HAND, III** c/o John C. Fenningham, Esquire, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.

Attorney: **JOHN C. FENNINGHAM**, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.

HAYS, EDNA L., dec'd.

Late of 1961 Stover Mill Road, Perkasio, PA 18944.

Executor: **JAMES R. HAYS**, 1961 Stover Mill Road, Perkasio, PA 18944.

HERSTINE, WILLIAM R.C. a/k/a **WILLIAM R. HERSTINE**, dec'd.

Late of Bedminster Township, Bucks County, PA.

Executrix: **HEPING G. HERSTINE** a/k/a **HEPING GUO HERSTINE** c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038.

Attorney: **DANIELLA A. HORN**, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

HIGGINS, MARGARET PATRICIA, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **MARY PATRICIA HIGGINS** a/k/a **MARY P. HIGGINS**, 254 Hemlock Rd., Wynnewood, PA 19096.

Attorney: **KATHRYN H. CRARY**, Gadsden, Schneider & Woodward, LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087-1571.

KEITH, BEATRICE R., dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **JOHN ALFRED KEITH, III** c/o Mazullo & Murphy, P.C., 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

Attorney: **KEVIN J. MURPHY**, Mazullo & Murphy, P.C., 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

KISH, FRANCES M., dec'd.

Late of Falls Township, Bucks County, PA.

Executors: **NANCY T. NEIDIG** and **ROBERT E. KISH, JR.** c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.

KOSTISHION, ALAN J., dec'd.

Late of Richland Township, Bucks County, PA.

Executor: **MARK KOSTISHION** c/o Christopher P. Mullaney, Esq., 598 Main St., Red Hill, PA 18076.

Attorney: **CHRISTOPHER P. MULLANEY**, Mullaney Law Offices, 598 Main St., Red Hill, PA 18076.

KRAMER, HANNAH R., dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administrator C.T.A.: **JEFFREY KRAMER** a/k/a **JEFFREY BENJAMIN KRAMER** c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

Attorney: **JONATHAN H. ELLIS**, Flaster Greenberg, PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

KUBICKA, BONNIE LOU, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **DR. KURT T. KUBICKA** a/k/a **KURT T. KUBICKA** a/k/a **KURT TREIDER KUBICKA** c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.

LENARD, LANE, dec'd.

Late of Doylestown, Bucks County, PA.

- Executrix: **KATHERINE LENARD**,
24570 East Main Street, Columbus, NJ
08022.
- LEYLAND, JOSEPH, JR.** a/k/a **LARRY
LEYLAND**, dec'd.
Late of Levittown, Bucks County, PA.
Executrix: **MELISSA TOSCANO**, 668
Evans Way, The Villages, FL 32162.
- LYNN, CHARLES ALBERT, JR.**, dec'd.
Late of Bristol Township, Bucks County,
PA.
Administratrix: **LISA L. LYNN**, 123
Shady Lane Road, Schuylkill Haven, PA
17972.
Attorney: **MATTHEW R. FINER**, Karen
Ann Ulmer, P.C., 174 Middletown Blvd.,
Suite 300, Langhorne, PA 19047.
- MARTINES, EILEEN G.**, dec'd.
Late of Warminster Township, Bucks
County, PA.
Executrix: **IRENE HAAS** c/o D. Keith
Brown, Esq., 2 N. State St., P.O. Box 70,
Newtown, PA 18940.
Attorney: **D. KEITH BROWN**, Stuckert
and Yates, 2 N. State St., P.O. Box 70,
Newtown, PA 18940.
- O'BRIEN, FRANCIS J.** a/k/a **FRANK
O'BRIEN**, dec'd.
Late of Bensalem Township, Bucks
County, PA.
Administratrix: **HELEN ANNE
O'BRIEN** c/o Steven M. Zelinger, Esq.,
1650 Market St., Ste. 3600, Philadelphia,
PA 19103.
Attorney: **STEVEN M. ZELINGER**,
Steven M. Zelinger, LLC, 1650 Market
St., Ste. 3600, Philadelphia, PA 19103.
- PACKEL, LEONARD**, dec'd.
Late of Doylestown, Bucks County, PA
Executor: **DANIEL HOWARD
PACKEL** c/o Dana M. Breslin, 3305
Edgmont Ave., Brookhaven, PA 19015.
Attorney: **DANA M. BRESLIN**, 3305
Edgmont Ave., Brookhaven, PA 19015.
- RITER, EDWARD W., III**, dec'd.
Late of Springfield Township, Bucks
County, PA.
Executrix: **KAREN E. RITER**.
Attorney: **JARON P. CASTRANIO**,
Jackson Law Firm, PLLC, 1215 Manor
Drive, Suite 202, Mechanicsburg, PA
17055.
- SAPNAS, EVELYN**, dec'd.
Late of Newtown, Newtown Township,
Bucks County, PA.
Executrix: **PATRICIA K. SAPNAS**, 200
N. Sycamore St., Apt. 31, Newtown, PA
18940.
- SHRANK, HARRY**, dec'd.
Late of Lower Makefield Township,
Bucks County, PA.
Executrix: **ELLA SHRANK** c/o Jonathan
H. Ellis, Esq., One Tower Bridge, 100 Front
St., Ste. 100, Conshohocken, PA 19428.
Attorney: **JONATHAN H. ELLIS**,
Flaster Greenberg PC, One Tower Bridge,
100 Front St., Ste. 100, Conshohocken,
PA 19428.
- SPIEGEL, JOSEPH**, dec'd.
Late of Levittown, Falls Twp., Bucks
County, PA.
Administrator: **JOHN SPIEGEL**, 14
Morning Glory Lane, Levittown, PA
19054.
- TRUONG, AMY**, dec'd.
Late of Buckingham Township, Bucks
County, PA.
Administrator: **BAO BINH NHU
TRUONG**, 10809 Ridgeview Way, San
Jose, CA 95127.
Attorney: **MICHAEL L. GALBRAITH**,
Galbraith Law, LLC, 1845 Walnut St.,
25th Fl., Philadelphia, PA 19103.
- WILKINSON, THOMAS D.**, dec'd.
Late of Jamison, Bucks County, PA.
Administratrix: **KAREN S.
WILKINSON**, 2807 Wakefield Road,
Jamison, PA 18929.
- Third and Final Publication*
- ALLBROOK, WILLIAM EDWARD, SR.**
a/k/a **BILL ALLBROOK**, dec'd.
Late of Langhorne, Langhorne Borough,
Middletown Twp., Bucks County, PA.
Executrix: **PATRICIA MYRO**, 13 S.
Millbach Road, Newmanstown, PA
17073.
- ARMOUR, RAYMOND L.**, dec'd.
Late of the Township of Upper Makefield,
Bucks County, PA.
Executrix: **ERICA L. ARMOUR**.
Attorney: **THOMAS J. PROFY, IV**,
Begley, Carlin & Mandio, LLP, 680
Middletown Boulevard, Langhorne, PA
19047.

BLUMBERG, JUDITH a/k/a **JUDITH C. BLUMBERG**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **MICHAEL R. BLUMBERG** a/k/a **MICHAEL BLUMBERG** c/o Anna O. Sappington, Esq., and Justice Irons, Esq., 101 Old York Rd., Ste. 303, Jenkintown, PA 19046.

Attorneys: **ANNA O. SAPPINGTON** and **JUSTICE IRONS**, Law Office of Anna Sappington, 101 Old York Rd., Ste. 303, Jenkintown, PA 19046.

BROOKS, ABBIE LOUISE, dec'd.

Late of Sellersville Borough, Bucks County, PA.

Executor: **DAVID M. BROOKS** c/o Ann L. Martin, Esquire, P.O. Box 5349, Lancaster, PA 17606.

Attorney: **ANN L. MARTIN**, Gibbel Kraybill & Hess LLP, P.O. Box 5349, Lancaster, PA 17606.

BOOZ, DEAN ROBERT, dec'd.

Late of 218 Hyacinth Court, Richland Township, Bucks County, PA.

Administrator: **JAMES R. STRONG** c/o E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512.

Attorneys: **E. KENNETH NYCE LAW OFFICE, LLC**, 105 E. Philadelphia Ave., Boyertown, PA 19512.

CASH, MARY ANN, dec'd.

Late of the Township of Falls, Bucks County, PA.

Executor: **PASQUALE M. LEONE, SR.**, 830 Wood Road, Feasterville, PA 19053.

Attorney: **KIMBERLY N. BARRON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

CLEMENTS, JANET M. a/k/a **JANET MARIE CLEMENTS** and **JANET CLEMENTS**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **DAWN M. RUSSEL** c/o Michael J. Maransky, Esq., P.O. Box 3001, Blue Bell, PA 19422.

Attorney: **MICHAEL J. MARANSKY**, Fox Rothschild LLP, P.O. Box 3001, Blue Bell, PA 19422.

COOK, MARGIT F., dec'd.

Late of Newtown Township, Bucks County, PA.

Executrices: **CYNTHIA C. RHODIN** and **CATHRYN L. COOK** c/o D. Keith Brown, Esq., 2 N. State St., P.O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, 2 N. State St., P.O. Box 70, Newtown, PA 18940.

DALOISIO, PASQUALE C. a/k/a **PASQUALE CHARLES DALOISIO**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executor: **PAT J. DALOISIO**, 1360 Revere Rd., Yardley, PA 19067.

DAWSON, LORRAINE B. a/k/a **LORRAINE BARBARA DAWSON**, dec'd.

Late of Langhorne, Middletown, Bucks County, PA.

Executrix: **BARBARA DAWSON MARTINSON**, 1450 Pheasant Run Circle, Yardley, PA 19067.

DiCICCO, VINCENT R., dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **JOSEPH V. DiCICCO** c/o Lara A. Bolte, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **LARA A. BOLTE**, Dilworth Paxson, LLP, 1260 Bustleton Pike, Feasterville, PA 19053.

GREENFIELD, THOMAS J., JR. a/k/a **THOMAS JAMES GREENFIELD** a/k/a **THOMAS J. GREENFIELD** and **THOMAS JAMES GREENFIELD, JR.**, dec'd.

Late of Milfold Township, Bucks County, PA.

Administrator: **THOMAS JAMES GREENFIELD, III**, 141 75th Street, Sea Isle City, NJ 08243.

HIBBS, IRVIN A. a/k/a **IRVING AARON HIBBS**, dec'd.

Late of Upper Makefield Township, Bucks County, PA.

Executor: **AARON IRVIN HIBBS, JR.** a/k/a **AARON HIBBS** c/o John M. Kenney, Esq., 308 N. Oxford Valley Rd., Fairless Hills, PA 19030.

Attorney: **JOHN M. KENNEY**, John M. Kenney, P.C., 308 N. Oxford Valley Rd., Fairless Hills, PA 19030.

KNICKMEYER, KENTON H. a/k/a **KENTON HUGH KNICKMEYER**, dec'd.

Late of Warminster Township, Bucks County, PA.

Administratrix: **ELAINE K. STAFFORD** c/o Jennifer L. Zegel, Esquire, Three Logan Sq., 1717 Arch Street, 5th Floor, Philadelphia, PA 19103.

Attorney: **JENNIFER L. ZEGEL**, Kleinbard LLC, Three Logan Sq., 1717 Arch Street, 5th Floor, Philadelphia, PA 19103.

KRAMLIK, JOSEPH A. a/k/a **JOSEPH ANTHONY KRAMLIK**, dec'd.

Late of West Rockhill Twp., Bucks County, PA.

Administrator: **THOMAS M. KRAMLIK**, 20 Clifton Ct., Souderton, PA 18964.

Attorney: **BRIAN D. GOURLEY**, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964.

MARION, MARY ANN, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **ROBERT MARION**, 8 Ford Hill Rd., Whippany, NJ 07891.

Attorney: **YVETTE E. TAYLOR**, Law Offices of Taylor-Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067

McDOWELL, KATHLEEN M., dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **GREGORY J. McDOWELL** c/o Robin S. Holmes, Esquire, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, Pennsylvania 19067.

Attorney: **ROBIN S. HOLMES**, Law Office of Robin S. Holmes, 57 S. Main Street, P.O. Box 338, Yardley, Pennsylvania 19067.

McGRATTON, JOHN PETER, SR. a/k/a **JOHN P. McGRATTON**, dec'd.

Late of Feasterville, Bucks County, PA.

Executrix: **SANDRA McGRATTON**, 133 Trevoise Rd., Trevoise, PA 19053.

MURRAY, MARCIA M., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **THOMAS J. MURRAY** c/o Leonard L. Shober, Esq., 308 N. Main St., Ste. 400, Chalfont, PA 18914-2714.

Attorney: **LEONARD L. SHOBER**, Shober & Rock, P.C., 308 N. Main St., Ste. 400, Chalfont, PA 18914-2714.

NAPOLI, THOMAS M. a/k/a **THOMAS MICHAEL NAPOLI**, dec'd.

Late of Bristol Twp., Bucks County, PA.

Co-Executrices: **SHERRI ANN NAPOLI**, 28 Meadowbrook Road, Short Hills, NJ 07078 and **DIANA LYNN NAPOLI**, 19 Viewpoint Lane, Levittown, PA 19054.

Attorney: **MARK FEINMAN**, 8171 Castor Avenue, Philadelphia, PA 19152.

NEAL, RICHARD J., JR. a/k/a **RICHARD J. NEAL**, dec'd.

Late of Warminster, Bucks County, PA.

Administrator: **RICHARD J. NEAL, III**, 829 Hilltop Rd., Cinnaminson, NJ 08077.

OSINSKI, LOUIS F., dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executrix: **CHRISTINE McFADDEN** c/o Samuel W.B. Millinghausen, III, Esquire, 180 S. Main Street, Suite 204, Ambler, PA 19002.

Attorney: **SAMUEL W.B. MILLINGHAUSEN, III**, 180 S. Main Street, Suite 204, Ambler, PA 19002.

PAWLIKOWSKI, THADDEUS S., dec'd.

Late of 814 Fourth Avenue, Bristol Borough, PA 19007.

Administrator: **CARLOS A. NAJERA**, 1930 Fitzwatertown Road, Willow Grove, PA 19090.

RABAYDA, MICHAEL, JR. a/k/a **MICHAEL RABAYDA**, dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **MICHAEL RABAYDA, III** c/o Joseph J. Fiandra, Esq., 426 N. Easton Rd., Glenside, PA 19038.

Attorney: **JOSEPH J. FIANDRA**, Joseph J. Fiandra, LLC, 426 N. Easton Rd., Glenside, PA 19038.

RECK, GEORGE H., JR. a/k/a **GEORGE H. RECK**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **THOMAS G. RECK** c/o David E. Heilman, Esq., P.O. Box 455, Southampton, PA 18966.
 Attorney: **DAVID E. HEILMAN**, P.O. Box 455, Southampton, PA 18966.

RICHMAN, FRANCES, dec'd.

Late of Middletown Township, Bucks County, PA.

Executor: **JASON D. RICHMAN** a/k/a **JASON DAVID RICHMAN**, 946 Clemmers Mill Rd., Schwenksville, PA 19473.

Attorney: **AMAN M. BARBER, III**, 418 Main St., Suite 100, Harleysville, PA 19438.

STRONG-BOOZ, DEBORAH J., dec'd.

Late of 218 Hyacinth Court, Richland Township, Bucks County, PA.

Administrator: **JAMES R. STRONG** c/o E. Kenneth Nyce Law Office, LLC, 105 E. Philadelphia Ave., Boyertown, PA 19512.

Attorneys: **E. KENNETH NYCE LAW OFFICE, LLC**, 105 E. Philadelphia Ave., Boyertown, PA 19512.

YERKES, WILLIAM H., III, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrices: **BONNIE YERKES** and **LEANNE YERKES** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA for an Application for the conduct of business in Bucks County, PA, under the assumed or fictitious name, style or designation of **SHARED WELLNESS**, with the principal place of business at 185 Titus Ave., Warrington, PA 18976, Attn.: Christine Martin. The name and address of the entity interested in said business is Shared Support South, Inc., 185 Titus Ave., Warrington, PA 18976.

Antheil, Maslow & MacMinn, LLP,
 Solicitors
 131 W. State St.
 P.O. Box 50
 Doylestown, PA 18901

Oct. 24

Miscellaneous

IN THE COURT OF COMMON PLEAS OF
 BUCKS COUNTY,
 PENNSYLVANIA
 CIVIL DIVISION
 NO. 2022-05101-32

KATHLEEN GRIECO

v.

RENEE GRIECO

RULE TO SHOW CAUSE

AND NOW, this 7th day of October, 2024, upon consideration of Plaintiff's Motion to Extend the Return Date on Plaintiff's Motion to Enter Default Judgment, it is hereby ORDERED that the Rule to Show Cause entered on March 20, 2024, regarding Plaintiff's Motion to Enter Default Judgment, is extended as follows:

1. A Rule is issued upon the Respondent(s) to show cause why the relief requested should not be granted;

2. On or before October 28, 2024, the Respondent(s) may file a response to the motion attached;

3. In the event of a response, the matter shall be decided under Pa.R.C.P. No. 206.7 and Bucks County Rule of Civil Procedure No. 208.3(b);

4. In the absence of a response, the rule may be made absolute pursuant to B.C.R.C.P. No. 206.4(c)(4)(b) or B.C.R.C.P. No. 208.3(a)(2), as applicable;

5. Depositions shall be completed within 30 days of the date of response; and

6. Notice of the entry of this order shall be provided to all parties by the moving party.

BY THE COURT:

/s/ Jeffrey L. Finley

JEFFREY L. FINLEY, JUDGE

Oct. 24

IN THE COURT OF COMMON PLEAS
 OF BUCKS COUNTY,
 PENNSYLVANIA
 CIVIL ACTION—LAW
 NO. 2024-04897
 NOTICE OF ACTION IN
 MORTGAGE FORECLOSURE

**WELLS FARGO BANK, NA S/B/M
WACHOVIA BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**Kathryn Lagomarsino, as believed heir
and/or Administrator to the Estate of
Michael Lagomarsino a/k/a Michael
J. Lagomarsino; Unknown Heirs, and/
or Administrators to the Estate of
Michael Lagomarsino a/k/a Michael J.
Lagomarsino, Defendants**

**TO: Unknown Heirs, and/or
Administrators to the Estate of Michael
Lagomarsino a/k/a Michael J. Lagomarsino**

You are hereby notified that Plaintiff, Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Bucks County, Pennsylvania, docketed to No. 2024-04897, seeking to foreclose the mortgage secured by the real estate located at 74 West Myrtle Avenue, Feasterville a/k/a Feasterville Trevoise, PA 19053.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LEGAL
HELP.**

LAWYER REFERRAL SERVICE
Lawyer Referral Service of the
Bucks County Bar Association
135 East State Street
P.O. Box 300
Doylestown, PA 18901
(215) 348-9413 -or- (888) 991-9922

Oct. 24

**COURT OF COMMON PLEAS
BUCKS COUNTY
CIVIL ACTION**

DOCKET NO. 2018-04896
DOCKET NO. 2024-05821

**COMMONWEALTH LAND TITLE
INSURANCE COMPANY, Plaintiff**

v.

**ANTHONY DICICCO and SUSAN
DICICCO, Defendants**

NOTICE

**TO: Defendants Anthony DiCicco and
Susan DiCicco:**

(1) You are notified that the Plaintiff has commenced a proceeding, via issuance of Writ of Revival, to revive the lien of the judgment entered at No. 2018-04896 in this Court, as against you.

(2) The Plaintiff claims that the amount due and unpaid is \$60,600.32, with interest from and including January 17, 2020.

(3) You are required within twenty (20) days after service of this Notice (and, therefore, of Plaintiff's Writ of Revival) to file an answer or otherwise plead to Plaintiff's Writ of Revival. If you fail to do so, judgment of revival in the amount claimed by the Plaintiff may be entered without a hearing and you may lose your property or other important rights.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING A
LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE
A LAWYER, THIS OFFICE MAY BE ABLE
TO PROVIDE YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE OR NO
FEE.**

LAWYER REFERRAL AND
INFORMATION SERVICE
BUCKS COUNTY BAR ASSOCIATION

135 East State Street
P.O. Box 300

Doylestown, PA 18901

Phone: (215) 348-9413

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ABOGADO.

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AGENCIAS QUE OFREZCAN SERVICIOS
LEGALES SIN CARGO O BAJO COSTO A
PERSONAS QUE CUALIFICAN.

LAWYER REFERRAL AND
INFORMATION SERVICE
BUCKS COUNTY BAR ASSOCIATION

135 East State Street
P.O. Box 300

Doylestown, PA 18901

Phone: (215) 348-9413

Brian H. Smith, Esquire
(PA ID# 65627)

Fidelity National Law Group
Attorneys for Plaintiff

1515 Market Street

Suite 1410

Philadelphia, PA 19102

Phone: (267) 608-1732

Fax: (215) 241-8794

Brian.H.Smith@fnf.com

Oct. 24

NOTICE

NOTICE IS HEREBY GIVEN that under the provisions of the Pennsylvania Election Code (Act of June 3, 1937 P.L. 1333, No. 320) and the Local Government Unit Debt Act, the Board of Supervisors will seek the approval of the electors of West Rockhill Township in the general election of November 5, 2024, in Bucks County, Pennsylvania. The Board of Supervisors will be seeking approval to incur debt up to an amount of Three Million Dollars (\$3,000,000.00). This debt will be incurred for the purpose of contributing money to refurbish and repair the Holiday House

Pool Complex owned by the West Rockhill-Sellersville Joint Recreation Authority. Refurbishing and repairing the pool complex could include repairing the pools as well as the addition or refurbishing of rest rooms, changing rooms, snacks bars, walkways, lawn, and parking areas. The estimated cost of the project is approximately Three Million Dollars (\$3,000,000.00).

The question to be submitted to the voters at the election shall be substantially in the form set forth below:

“Shall debt in an amount up to Three Million Dollars (\$3,000,000.00) for the purpose of assisting the West Rockhill-Sellersville Joint Recreation Authority refurbish and repair the Holiday House Pool Complex be authorized to be incurred as debt approved by the electors of West Rockhill Township?”

YES OR NO

WEST ROCKHILL TOWNSHIP

BOARD OF SUPERVISORS

Grim, Biehn & Thatcher

6th & Chestnut Streets

P.O. Box 215

Perkasie, PA 18944-0215

Oct. 17, 24

Trust Notice

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent’s estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee’s attorney as named below:

Second Publication

TULEJA, ATHENA, dec’d.

Late of Perkasie Borough, Bucks County, PA.

Trustees: **LAURINE E. TULEJA**,
CYNTHIA J. TULEJA and **STEPHEN T. TULEJA** c/o Brook Hastings,
Esquire, 275 South Main Street, Suite 11,
Doylestown, PA 18901.

Attorney: **BROOK HASTINGS**, 275
South Main Street, Suite 11, Doylestown,
PA 18901.

Do you need a Notary?

Our staff at the BCBA provide Notary services for our members.

Schedule today:
call 215-348-9413 or email
kristen.norcross@bucksbar.org



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R** TO:

PERIODICAL PUBLICATION

***Dated Material. Do Not Delay. Please Deliver Before Monday, October 28, 2024**



Frank P. Spada, Jr. | Joseph W. Fluehr | Julie Merritt Pacaro | Michael B. Dubin | Alexis Dillett Isztwan | Michael J. Torchia | Stephen C. Goldblum

Our Employment Group

Our firm provides comprehensive employment counseling for our business clients. Our attorneys routinely appear in state and federal courts and in arbitrations on employment and labor related matters. Contact us to assist you or your clients.

General HR, Employment
and Labor Law Consulting

Defense against
Unlawful Harassment &
Discrimination

Wage & Hour

Overtime and Minimum
Wage Claims

Investigations by State
and Federal Agencies

OSHA Compliance

Sexual Harassment

Non-Compete Agreements

Non-Solicitation and
Confidentiality Provisions

Employee Handbooks
and Policies

Intellectual Property
Agreements

Employment Agreements

Separation and Severance

Employee and Manager
Training

Private Seminars on
Employment Law Topics



Montgomery County Office
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

Bucks County Office
140 East Butler Avenue
Chalfont, PA 18914

(215) 887-0200 | www.sogtlaw.com



PERIODICAL PUBLICATION

***Dated Material. Do Not Delay. Please Deliver Before Monday, October 28, 2024**

2024 ANNUAL DINNER

At the conclusion of the Annual Meeting,
the Annual Dinner will take place at 6:00 p.m.

The Doylestown Country Club
20 Country Club Lane
Doylestown, PA 18901

\$130.00 for Members

RSVP at www.bucksbar.org/calendar

