



# BOROUGH OF HATBORO

414 South York Road • Hatboro, Pennsylvania 19040-4799

Phone: 215-443-9100 • Fax: 215-443-0182

Myhatboro.org

Diane C. Hegele, Borough Manager

Tim Schultz, Mayor

George Bollendorf, President  
Nicole Reichner, Vice President  
Alexander Myers, Pro-Tem  
Jennifer Hendrickson  
Donald Hoover  
Amanda Jacobus  
Nicole Shay

## AGENDA

### Zoning Hearing Board

January 14, 2026

7:00 PM

*Loller Academy – 414 S. York Road, Hatboro, PA 19040*

---

#### 1. Call to Order

#### 2. Presentations

- a. **Application 2026-01:** Gary Bulicki/JSC Rehabs LLC, 73 Byberry Road, Hatboro, PA 19040 in request of a variance from Section 27-1202.1.M of the Borough of Hatboro Code of Ordinances to allow the addition of a studio apartment on the first floor of the existing duplex, therefore converting the existing duplex into a triplex use within the RC-2 Retail Commercial District.
- b. **Application 2026-02:** Gary Bulicki/JSC Rehabs LLC, equitable owner, 14 E. Moreland Avenue, Hatboro, PA 19040 in request of the following variances to permit the conversion of the existing building into a mixed-use development containing a total of 21 apartments and one commercial storefront:
  - i. A variance from Section 27-1202.1.M of the Borough of Hatboro Code of Ordinances to permit 12 dwelling units to be located on the first floor of the building within the RC-2 Retail Commercial District.
  - ii. A variance from Section 27-2002.3 of the Borough of Hatboro Code of Ordinances to permit a total of 39 off-street parking spaces on the property as opposed to the 53 total spaces required by code for the residential and commercial uses.

#### 3. Upcoming Meeting Dates (if needed)

- a. Wednesday, February 11, 2026
- b. Wednesday, March, 11, 2026

#### 4. Adjournment