



# BOROUGH OF HATBORO

414 South York Road • Hatboro, Pennsylvania 19040-4799  
Phone: 215-443-9100 • Fax: 215-443-0182  
[Myhatboro.org](http://Myhatboro.org)

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## AGENDA

### **Zoning Hearing Board January 14, 2026 7:00 PM**

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

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#### **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**