



McNees Wallace & Nurick LLC  
100 Pine Street  
P.O. Box 1166  
Harrisburg, PA 17108-1166

**Philip J. Petrina**  
Direct Dial: 717.237.5497  
ppetrina@mcneeslaw.com

September 12, 2025

**VIA FED-EX AND E-MAIL**

Borough of Penndel  
Zoning Hearing Board  
c/o Sally Bellaspica  
Zoning Officer  
300 Bellevue Avenue  
Penndel, PA 19047

**RE: Zoning Violation Appeal – 566 Bellevue Avenue  
Our File No. 80369.0009**

Dear Zoning Hearing Board:

We represent Community Options, Inc. (“Community Options”), the owner of that certain parcel in the Borough of Penndel (“Borough”), Bucks County, Pennsylvania commonly known as 566 Bellevue Avenue, further identified by Bucks County Tax Parcel I.D. No. 32-004-015 (“Property”). Applicant submits this appeal to the Zoning Hearing Board to appeal the Borough’s Notice of Zoning Violation dated August 15, 2025 (“Appeal”) for Community Options’ use of a single-family detached dwelling in the Township’s R-1 Low Density Residential zoning district. Enclosed in support of Applicant’s request are the following:

- 1) 19 copies of the Borough’s Zoning Hearing Board Application;
- 2) 19 copies of a Narrative in support of the Appeal;
- 3) 19 copies of the Borough Zoning Violation Notice;
- 4) 19 copies of the Deed to the Property;
- 5) 19 copies of the floor plan for the Property; and
- 6) A check in the amount of \$875.00 made payable to the Borough, constituting the filing fee for the Appeal.

We request that the Zoning Hearing Board place this Application on the agenda for a Zoning Hearing Board hearing scheduled for Wednesday, October 15<sup>th</sup> at 7:30pm. At the hearing, Applicant will present testimony and evidence to provide justification for the requested relief. It is our understanding that the Borough will provide Community Options and the surrounding property owners with notice of the public hearing. It is also our understanding that the Township will arrange for a court stenographer to record the hearing. Please do not hesitate to contact me if you have any questions or need any further documentation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip J. Petrina'.

Philip J. Petrina  
MCNEES WALLACE & NURICK LLC

Cc: Borough Council; mserota@boroughofpenndel.org

# **PENNDDEL BOROUGH**

## **APPLICATION TO ZONING HEARING BOARD**

*Instructions for filing an application for the Zoning Hearing Board.*

**PART 1** – Property Owner – Name and address.

**PART 2** – Identification - Applicant and applicant's attorney's name and address.

**PART 3 thru 9** – Complete these sections – If the question is not applicable, then response should be N/A.

**PART 10** – Sign and date application. If Applicant is not the owner of the property, a notarized statement indicating the owner's approval of the proposed Zoning Hearing Board request must be submitted with the application.

### **SPECIFICATIONS AND PLANS**

- A. The applicant shall file an original and eighteen (18) copies of the application.
- B. The original and all copies shall be individually signed. Applicant shall submit with each application eighteen (18) copies of a site plan of the entire property in question setting out specifically the dimensions of the lot in question and any other adjacent lots owned by the same owner or same applicant, the dimensions of the existing buildings on the property, the dimensions of any proposed building on the property, the height of any building on the property, the rear, the side and front yard set backs on buildings and proposed buildings and the quantity and location of the off-street parking. The plan should also contain such additional information as the applicant considers useful at the time of the hearing.
- C. The applicant is required to attach a copy of the Deed to the property (if requested).

## **ADDITIONAL INFORMATION**

### **FEES** – Application fee for the Zoning Hearing Board:

#### Residential

Variance for Single Lot	\$875.00
Continuance	\$600.00

Appeal Zoning Officer's Decision	\$875.00
Continuance	\$600.00

UCC Appeal	\$875.00
Continuance	\$600.00

#### Commercial

Variance	\$1,500.00
Escrow	\$300.00
Continuance	\$800.00

Appeal Zoning Officer's Decision	\$1,500.00
Continuance	\$800.00

UCC Appeal	\$1,500.00
Continuance	\$800.00

#### Curative Amendment or Challenge to the Validity of an Ordinance

Application Fee	\$10,000.00
Escrow	\$5,000.00
Continuance	\$800.00

**WAIVER**

I/We hereby waive the provision that the hearing before the Zoning Hearing Board of Penndel Borough be held within 60 days of the filing of the application as required by the Pennsylvania Municipalities Planning Code.

Signature \_\_\_\_\_

Date \_\_\_\_\_

**WAIVER**

I/We hereby waive the provision that the Penndel Borough Zoning Hearing Board or the Hearing Officer, shall render a written decision, or when no decision is called for, make written findings on the application within 45 days after the last hearing before the Board or the Hearing Officer, as required by the Pennsylvania Municipalities Planning Code.

Signature \_\_\_\_\_

Date \_\_\_\_\_

# PENNDDEL BOROUGH

## Application for Zoning Hearing Board

### 1 - PROPERTY OWNER

Name: Community Options, Inc. Phone: 412-302-7915  
Address: 566 Bellevue Avenue  
City: Penndel, PA Zip Code: 19047

### 2 - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: Community Options, Inc. Phone: \_\_\_\_\_  
Address: 16 Farber Road  
City: Princeton Zip Code: 08540

APPLICANT'S Name: Philip Petrina, Esq. Phone: 717-237-5497  
ATTORNEY Address: 100 Pine Street  
City: Harrisburg, PA Zip Code: 17101

APPLICANT IS (Circle One):  OWNER  EQUITABLE OWNER  TENANT WITH PERMISSION

### 3 - LOCATION OF PROPERTY

Street Location: 566 Bellevue Avenue  
Mailing Address: 566 Bellevue Avenue City: Penndel  
Zoning District: R-1 Parcel #: 32-00 4-015 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
Deed Book and Page: Instrument No. 2025024029

### 4 - CLASSIFICATION OF APPEAL

Appeal from Zoning Officer's Decision  Request for Special Exception  
 Certification of Nonconforming Use/Lot  Request for a Variance  
 Challenge to the Validity of Zoning Ordinance or Map  
 Extension of Time for Previously Granted Relief  Other (specify)

**5 - PROPERTY DESCRIPTION**

Lot Size: 0.17-acres Lot Frontage: \_\_\_\_\_ Lot Depth: \_\_\_\_\_

Description of current use of property: \_\_\_\_\_

See attached narrative

Description of existing improvements of property: \_\_\_\_\_

See attached narrative

Description of proposed use and proposed improvements of property: \_\_\_\_\_

See attached narrative

**6 - ORDINANCE**

State each section of the Penn del Borough Ordinance that is involved in this application and specific interpretation or relief requested from the section: \_\_\_\_\_

See attached narrative

**7 - VARIANCE**

State the specific hardship claimed and reasons why a variance should be granted: \_\_\_\_\_

N/A.

**8 - SPECIAL EXCEPTION**

State the specific legal grounds why the applicant is entitled to the Special Exception: \_\_\_\_\_

N/A

**9 - PREVIOUS APPEAL**

Has any previous appeal or application been filed in connection with this property? \_\_\_\_\_

No.

**10 - SIGNATURE**

*The Applicant hereby deposes and says that all of the above statements contained in this application are true and correct to the best of their knowledge and belief. I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Penn del Borough.*

**SIGNATURE OF APPLICANT**

Lacey Palmer

**DATE**

9/12/25

**PENNDel BOROUGH**  
**ZONING HEARING BOARD**  
**NARRATIVE FOR ZONING APPEAL**  
**566 BELLEVUE AVENUE**

**I. Introduction**

Community Options, Inc. (“Community Options”) is a non-profit organization that provides housing, employment training and opportunities, as well as care in a residential setting for persons with developmental and other disabilities. Community Options owns that certain property located in Penndel Borough (“Borough”), Bucks County, commonly known as 566 Bellevue Avenue and further identified by Bucks County Tax Parcel I.D. No. 32-004-015 (“Property”). The Property is located in the Borough’s R-1 Low Density Residential zoning district (“R-1 District”). On August 15, 2025, Community Options received the notice of zoning violation letter (“Zoning Violation Notice”), attached as **Exhibit A** hereto, from the Borough. The Borough’s Zoning Officer concludes in the Zoning Violation Notice that Community Options is operating a “personal care type facility with employees,” which is not a permitted use in the R-1 District. The Zoning Violation Notice further revoked the certificate of occupancy that was issued to Community Options on June 3, 2025, for the operation of a single-family residential dwelling at the Property.

Community Options appeals the Zoning Violation Notice and the determination that it is not making a single-family residential dwelling use at the Property. Consistent with the Borough’s Zoning Ordinance, and Pennsylvania and Federal Law, Community Options’ use of the Property is consistent with that of a single-family detached dwelling use and it is entitled to be treated as a “family.”<sup>1</sup> Community Options’ use of the Property as a home for residents with developmental and other disabilities is Federally protected by the Fair Housing Act (“FHA”) and the Fair Housing Amendments Act (“FHAA”), 42 U.S.C. §§ 3601-3631.

**II. Background**

Community Options is a nonprofit organization that provides a range of person-centered services, including residential support, day programs, and specialized care for medically fragile adults. It also operates social enterprises that employ people with disabilities, offers high school transition programs, and collaborates with community partners to enhance accessibility and inclusion in society. Through housing and

---

<sup>1</sup> This Appeal is timely filed and due by September 15, 2025, 30 days from Community Options’ receipt of the Zoning Violation Notice. See Zoning Ordinance Section 405-67.D.

employment opportunities, the organization empowers people with disabilities to live and work in their communities, promoting independence and dignity. Community Options believes in an individualized approach to care and its housing program is designed to accommodate only two to three residents per home. Through its housing program, it operates approximately 250 dwelling units within the state of Pennsylvania that are similar to the one at the Property.

The Property is in and surrounded by the R-1 District. The area around the Property is residential, and the Property is located within a large residential neighborhood. The Property houses 2 individual residents (“Residents”). In addition, there is 1 staff member onsite 24 hours per day, 7 days per week. The staff members do not reside at the Property and work in shifts. The staff members supervise and assist the Residents, drive them to their jobs and appointments, and assist with their daily living activities. The staff members are certified and trained to follow each Resident’s individualized support plan. However, no outpatient healthcare services occur on the Property and personal assistance and supervision is not required around-the-clock, although staff members are present around-the-clock to support the Residents as may be necessary. The 1 staff member per shift park on the Property’s driveway next to the accessible van that is used by the staff members to transport the 2 Residents.

The principal structure on the Property is a standard single-family detached dwelling. It is approximately 1,639 square feet and has 3 bedrooms, 2 bathrooms, 1 kitchen, 1 family room, 1 living room, and 1 dining room. The kitchen is a typical kitchen that you would normally see in any single-family dwelling. The kitchen is used by the Residents to cook meals that are eaten together, at times in the dining room. Similarly, the family room is utilized by Residents, individually and together, for leisure, watching television, and spending time with each other. Finally, the home has a backyard that is screened by trees.

While the 2 Residents are unrelated, they function as a family through their shared common spaces like the kitchen, dining room, family room, and backyard. This mirrors the cooperative and supportive dynamics of a traditional family. As is the case with most families, the Residents’ shared use of space encourages regular interaction, collective responsibility for household upkeep, and the development of emotional bonds. As discussed in greater detail below, these Residents are living together as a functional family equivalent. They are a “Family,” as that term is defined by the Zoning Ordinance. Furthermore, their use of the Property as a single-family dwelling is protected by state and federal law.

### III. Zoning Violation Notice and Appeal

Community Options' use of the Property to house 2 residents with developmental and other disabilities is a single-family use that satisfies the Zoning Ordinance's definition of "Family" and is permitted by-right in the R-1 District as a "Single-family Detached Dwelling." Section 405-5 of the Zoning Ordinance defines a "Family" as:

"A. One or more persons living together in a single dwelling unit as a traditional family or the functional equivalent of a traditional family. Residents residing in a "sober living facility," as this term is defined herein, shall be considered a 'family.'

B. It shall be a rebuttable presumption that four or more persons living together in a single dwelling unit, who are not related by blood, adoption or marriage, do not constitute the functional equivalent of a traditional family. In determining the functional equivalent of a traditional family, the following criteria shall be present:

- (1) The group shares the entire dwelling unit.
- (2) The group lives and cooks together as a single housekeeping unit.
- (3) The group shares expenses for food, rent, utilities or other household expenses.
- (4) The group is permanent and stable, and not transient or temporary in nature.
- (5) Any other factor reasonably related to whether the group is the functional equivalent of a family."

(Emphasis added).

Further, Section 405-5 defines "Single-family Detached Dwelling" as: "a dwelling having only one dwelling unit from ground to roof, independent outside access and open space on all sides," and a "Dwelling Unit," as "any room or group of rooms located within a residential building and forming a single habitable unit, with facilities which are used, or intended to be used, for living, sleeping, cooking and eating by one family" (emphasis added). Id. The Residents on the Property are 2 individuals occupying 1 Dwelling Unit and living together as a "functional equivalent of a traditional family." The Residents are a functional family equivalent – thus, they are a "Family" as that term is defined by the Zoning Ordinance. Their dwelling on the Property is for 1 family, their family, and is used exclusively for that purpose. In addition, there are only 2 Residents that will ever reside at the Property. Subpart B of the definition of Family qualifies that "four or more" persons living together in a single dwelling unit creates a rebuttable presumption that the unrelated individuals are not the "functional equivalent of a traditional family." Here, such a presumption does not apply because there are only 2 Residents. Accordingly, such use of the Property for 2

Residents with developmental disabilities fits subpart A of the Zoning Ordinance's definition of "Family," and their use of the Property is therefore permitted by-right as a single-family detached dwelling.

The Borough's Zoning Violation Notice determines that Community Options is operating a "personal care type facility with employees," at the Property and not a single-family dwelling. However, "personal care facility," is not a term, or a use, that is defined anywhere in the Zoning Ordinance<sup>2</sup>. The definition of "Family" in the Zoning Ordinance unambiguously contemplates that there can be 4 or more unrelated individuals residing in a single dwelling unit as a functional equivalent of a traditional family for this very scenario. The intent of the Zoning Ordinance is clear in including single-family housing rights for unrelated individuals who might reside together as a functional family equivalent, such as is the case here with 2 mentally disabled Residents. Accordingly, Community Options' use of the Property is that of a single-family dwelling use, and it is not in violation of the Zoning Ordinance.

Notwithstanding any of the foregoing, Pennsylvania courts have repeatedly found that unrelated disabled adults residing together in a home with support constitute a "family," and must be treated as such for zoning purposes. See JALC Real Estate Corp. v. Zoning Hearing Bd. of Lower Salford 405 Twp., 522 A.2d 710 (Pa. Commw. 1987) (four women and a ten-person support staff constituted a family); Philadelphia Center v. Zoning Hearing Bd. of Plymouth Twp., 492 A.2d 1191, 1193 (Pa. Commw. 1985) (three residents in a supervised, residential home atmosphere with one resident staff member constituted a family). For these reasons, Community Options is permitted to use the Property as a Single-family Dwelling for persons with disabilities by-right and the Zoning Violation Notice must be overturned.

But it is not just case law that supports Community Options' use of the Property. Efforts to place conditions or restrictions on the proposed use could be considered a violation of the FHA and FHAA. In 1988, Congress enacted the FHAA to expand the protections from discrimination in housing practices and grants to the handicapped. Judy B. v. Borough of Tioga, 889 F.Supp. 792 (M.D.Pa.1995). The FHAA defines the term "discrimination" to include, "a refusal to make reasonable accommodations in rules,

---

<sup>2</sup> We note for the Borough's consideration that "personal care type facility," is not a defined use in the Zoning Ordinance. Under Pennsylvania law, all legal and valid zoning uses must be provided for somewhere in the Borough's Zoning Ordinance. If the Board does not determine that this use of the Property is a single-family use, there is not another defined use under the Zoning Ordinance that could possibly encompass Community Options' use of the Property. Further, the Zoning Ordinance does not contain a "savings clause," for "uses not provided for under the Zoning Ordinance." Accordingly, the Zoning Ordinance is unlawful and invalid because it is entirely exclusionary of Community Options' use of the Property and does not provide for all legal and valid land uses.

policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.” See 42 U.S.C. § 3604(f)(3)(B).

Additionally, 42 U.S.C. § 3604(f)(1), provides that it is unlawful to discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of:

- (A) that buyer or renter,
- (B) a person residing in or intending to reside in that dwelling after it is sold, rented, or made available; or
- (C) any person associated with that buyer or renter.

With that backdrop, both Pennsylvania and Federal appellate courts have repeatedly awarded damages to parties that have been the targets of housing discrimination. See Hamilton v. United States HUD, 2006 U.S. Dist. LEXIS 42618 (M.D. Pa. 2006) (victim of housing discrimination entitled to both compensatory and punitive damages), Alexander v. Riga, 208 F.3d 419, 430, 2000 U.S. App. LEXIS 4450 (3d Cir. Pa. 2000) (punitive damages can be awarded to plaintiffs in a housing discrimination case even where no compensatory damages are awarded). Finally, pursuant to 42 U.S.C. § 3613(c)(2), a prevailing party in a housing discrimination case is also entitled to attorney’s fees and costs.

As a practical matter, the living arrangement is not different than, and possibly less intense than, spouses residing with their children or elderly grandparents. Children often receive in-home care from babysitters or nannies who do not reside in the home. Similarly, older parents living with their children at times require some level of in-home nursing care. In sum, Community Options’ use of the Property for a single-family dwelling for individuals with disabilities is permitted by-right in the R-1 District because the residents are a Family that occupies a single-family dwelling and because Pennsylvania and Federal law require such an outcome.

#### **IV. Conclusion**

For all the aforementioned reasons, the Board must reverse the Zoning Violation Notice and determine that Community Options may operate the Property as a single-family dwelling for persons with developmental and other disabilities by-right in the R-1 District.

**EXHIBIT A**

**Zoning Violation Notice**

# ***The Borough of Penndel***

300 S. BELLEVUE AVE. • PENNDEL, PA 19047

Email: [mserota@boroughofpenndel.org](mailto:mserota@boroughofpenndel.org)

Website: PenndelBoro.com

Phone: 215-757-5152

Fax: 215-757-5154

Certified Mail and First Class Mail

August 15, 2025

Community Options Inc.  
16 Farber Rd.  
Princeton, NJ 08540

Certified Mail #7022 1670 0001 5817 1967

Re: **566 Bellevue Avenue, Penndel, Pa 19047**

**TMP #32-004-015 Account #48**

Dear Sir/Madam:

It has been brought to the attention of the Borough, via numerous complaints of noise, parking issues, and people coming and going from the home, and that the above referenced property is being used as a personal care type facility with employees. Upon review of Borough Records, an approved Use and Occupancy was issued with the required inspection for the sale of the property, for the use as a private single family home. Per Section 405-18 of the Penndel Borough Zoning Ordinance, a personal care facility is not a permitted use in the R-1 Residential Zoning District, in which the property is located (copy attached). A variance is required for the proposed use.

By way of this correspondence, you are being notified to obtain the required zoning approval or the Borough may issue a Civil Complaint against you District Court.

You have the right to appeal to the Zoning Hearing Board regarding this zoning violation/enforcement notice within thirty (30) days of the date of this notice.

Failure to comply with this notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation with possible sanctions clearly described as follows:

Any person, partnership or corporation who or which has violated any of the provisions of this chapter, upon being found liable therefore in a civil enforcement proceeding commenced by the Borough shall pay a judgment of not more than \$500 plus all court costs plus reasonable attorney fees incurred by the Borough. No judgment shall commence or be imposed, levied, or payable until the date of the determination of a violation by the district justice. If the defendant neither pays

nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating this chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.

If you have any questions or wish to discuss the use at the property, please do not hesitate to contact the Borough at the number listed above.

Sincerely,



Sally A. Bellaspica  
Zoning Officer

/sab

Encl.

Cc: Geoff Thompson, Borough Manager  
Borough Council  
Marie Serota, Borough Secretary  
Karen Kondrk, Borough Secretary  
Tom Sodano, Borough Mayor  
Barbara M. Kirk, Borough Solicitor  
File: 566 Bellevue Avenue

## Chapter 405. Zoning

### Article IV. Use Regulations

#### § 405-18. Use regulations.

TABLE OF USE REGULATIONS											
(To be used in conjunction with detailed descriptions in the remainder of this chapter.)											
Note: Refer to § 405-14 for an explanation of the symbols.											
Use		R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
1	Single-family detached	P	P	P	P	N	N	N	N	—	N
2	Single-family detached-lot line	N	N	P	N	N	N	N	N	—	N
3	Single-family attached or duplex [Amended 8-4-1986 by Ord. No. 86-4]	N	N	P	N	N	N	N	N	—	N
4	Patio house	N	N	P	N	N	N	N	N	—	N
5	Multiplex	N	N	P	N	N	N	N	N	—	N
6	Atrium house	N	N	P	N	N	N	N	N	—	N
7	Townhouse	N	N	P	N	N	N	N	N	—	N
8	Garden apartments	N	N	P	N	N	N	N	N	—	N
9	Conversion	S	S	S	S	N	N	N	N	—	N
10	Cluster development	N	N	P	N	N	N	N	N	—	N
11	Rooming house	N	N	N	N	P	P	N	N	—	N
12	Dwelling in combination	N	N	N	P	P	P	N	N	—	P
13	Religious use	P	P	P	P	N	N	N	N	—	N
14	School	P	P	P	P	N	N	N	N	—	N
15	Cultural facility	N	P	P	P	P	P	N	N	—	P
16	Auditorium, community centers, etc.	N	N	P	P	P	P	N	N	—	P
17	Day nursery, nursery school, etc.	N	S	S	S	N	N	N	N	—	P
18	Recreation facility, governmental	P	P	P	P	P	P	P	P	—	N
19	Recreation facility, nongovernmental	N	N	S	S	P	P	S	S	—	N
20	Private club or lodge	N	N	S	S	P	P	N	N	—	N

**TABLE OF USE REGULATIONS**

(To be used in conjunction with detailed descriptions in the remainder of this chapter.)

Note: Refer to § 405-14 for an explanation of the symbols.

Use	R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
21 Nursing home	N	S	S	N	N	S	N	N	—	P
22 Hospital	S	S	S	N	N	N	N	N	—	N
23 Medical center	N	N	S	S	N	N	N	N	—	N
23.1 Sober living facility. [Added 4-15-2019 by Ord. No. 2019-1]	N	N	N	S	S	S	N	N	N	N
24 Professional service	N	N	S	P	P	P	N	N	—	P
25 Business services, nongovernmental	N	N	N	P	P	P	N	N	—	P
26 Business services, governmental	N	N	N	P	P	P	S	N	—	P
27 Health services	N	N	N	P	P	P	N	N	—	P
28 Veterinary services, ken- nels, stables	N	N	N	N	N	S	S	N	—	P
29 Trade or professional school, etc.	N	N	N	N	P	P	N	N	—	P
30 Retail shop	N	N	N	N	P	S	N	N	—	P
30.1 Retail shop - limited [Added 5-14-2002 by Ord. No. 2002-2]	N	N	N	N	S	S	N	N	—	—
30.1.1 Medical marijuana dispensary [Added 4-15-2019 by Ord. No. 2019-2]	N	N	N	N	S	S	N	N	S	N
31 Bulk commercial	N	N	N	N	N	P	P	N	—	N
32 Personal service	N	N	N	N	P	P	N	N	—	P
33 Repair service	N	N	N	N	P	P	N	N	—	P
34 Eating place, sit-down	N	N	N	P	P	P	P	N	—	P*
35 Eating place, drive- in/take-out	N	N	N	N	P	P	P	N	—	N
36 Mortuary or funeral home	N	N	S	S	N	P	N	N	—	N
37 Public entertainment facility	N	N	N	N	P	S	N	N	—	N
38 Motel, hotel, tourist home	N	N	N	N	P	P	N	N	—	P**
39 Parking area or garage	N	N	N	N	P	P	P	N	—	CU
40 Gasoline service station	N	N	N	N	N	P	N	N	—	N
41 Repair garage	N	N	N	N	N	P	N	N	—	N
42 Sale of auto accessories	N	N	N	N	P	P	N	N	—	N
43 Bus or taxicab terminal	N	N	N	N	S	P	N	N	—	N
44 School bus yard	N	N	N	N	N	P	P	N	—	N
45 Truck terminal	N	N	N	N	N	P	P	N	—	N





TABLE OF USE REGULATIONS										
(To be used in conjunction with detailed descriptions in the remainder of this chapter.)										
Note: Refer to § 405-14 for an explanation of the symbols.										
Use	R-1	R-2	R-3	P	RC	SC	I	OR	MB	TOD
	* Use 34 shall be a permitted use in the TOD Overlay District when part of a mixed-use development.									
	** As permitted by Use 38.									

A. Residential uses. The following regulations shall apply to residential uses within the Borough of Pennel.

- (1) Use 1. Single-family detached dwelling.
- (2) Use 2. Single-family detached lot line. In R-3 Districts such dwellings may be part of a cluster development as provided in Use 10, § 405-18A(10), and Article VI, Performance Standards. The building is set on one of the side property lines. An easement for maintenance on the adjoining lot is one of the requirements for this type of construction. Windows are not permitted on the lot line side of a dwelling.
- (3) Use 3. Single-family attached dwelling or duplex. In R-3 Districts such dwellings may be part of a cluster development as provided in Use 10, § 405-18A(10), and Article VI, Performance Standards.
- (4) Use 4. Patio house, provided that in R-3 Districts such dwellings must be part of a cluster development as provided in Use 10, § 405-18A(10), and § 405-32, Residential performance standard subdivision.
- (5) Use 5. Multiplex, provided that in R-3 Districts such dwellings must be part of a cluster development as provided in Use 10, § 405-18A(10), and § 405-32, Residential performance standard subdivision.
- (6) Use 6. Atrium house, provided that in R-3 Districts such dwellings must be part of a cluster development as provided in Use 10, § 405-18A(10), and Article VI, Performance Standards.
- (7) Use 7. Townhouse. In R-3 Districts such dwellings may be part of a cluster development as provided in Use 10, § 405-18A(10), and Article VI, Performance Standards. Design standards for townhouses are as follows:
  - (a) Each townhouse dwelling unit shall incorporate varied designs, architectural modes and setbacks and shall contain not less than three nor more than eight dwelling units joined by a common wall.
  - (b) An overall structure of attached dwelling units shall not be permitted with one common roofline or with equal front yard setbacks for all dwelling units. Similarly, the appearance of the front of the buildings shall have a distinction between dwelling units by varying the unit width or height, providing different exterior materials on the facade or changing the rooflines. Setbacks shall vary from one dwelling to the next so that each is offset from the adjoining unit by a minimum of two feet.
  - (c) Existing natural features such as clusters of trees, brooks, streams or drainage channels shall be retained wherever practicable. These features shall be identified and contained on the topographical map submitted with the preliminary plan of the townhouse development.
  - (d) Parking.
    - [1] Design of parking areas shall conform to the requirements of Article VII of the Borough of Pennel Zoning Ordinance.
    - [2] Off-street parking spaces shall not contain direct access to public streets but shall be provided with access drives which shall be maintained clear of parked vehicles.

**EXHIBIT B**  
**Floor Plans**

Floor 1

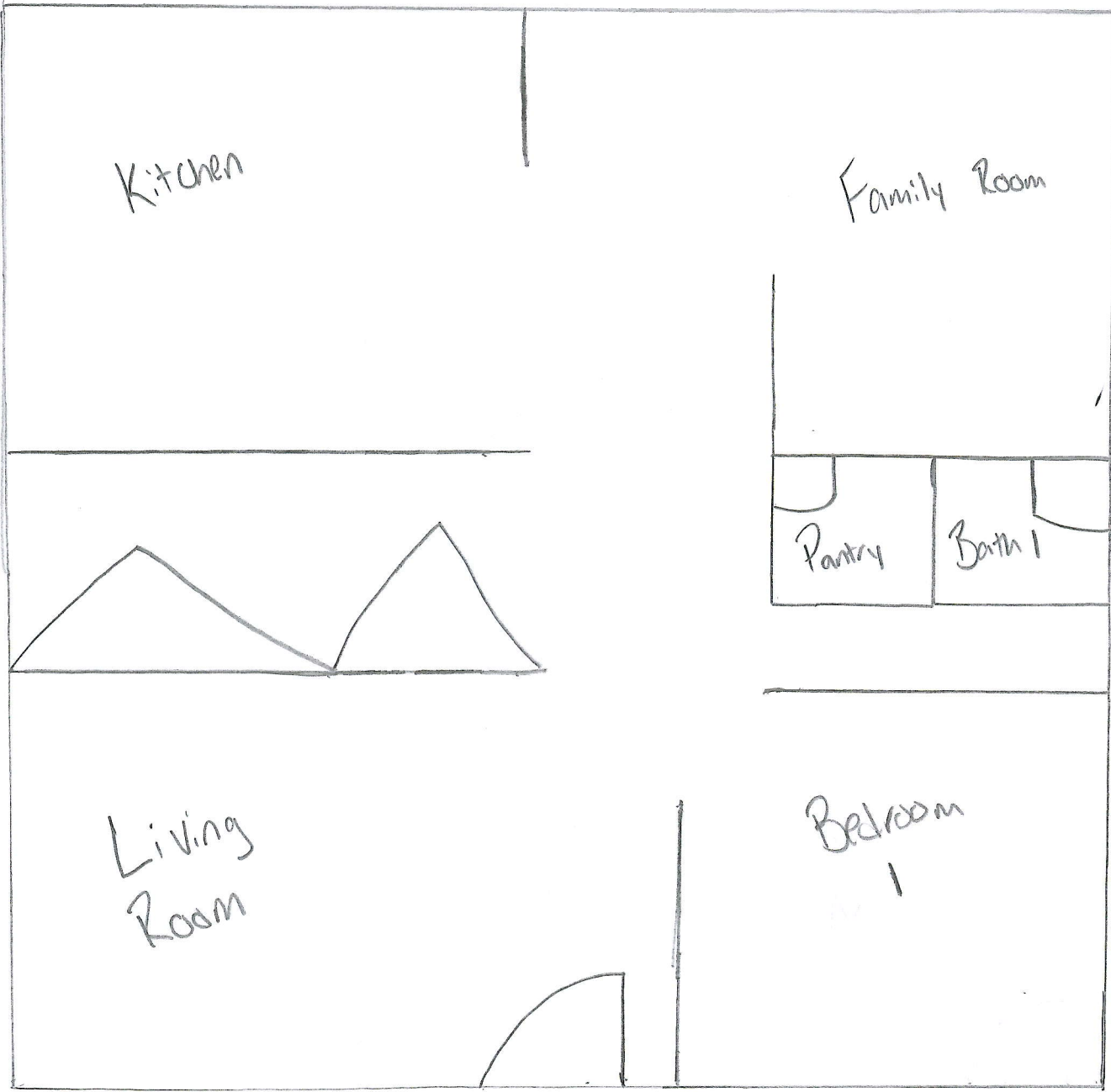
Backyard

\* Not Scale

Side Yard

Side Yard

~ 25'



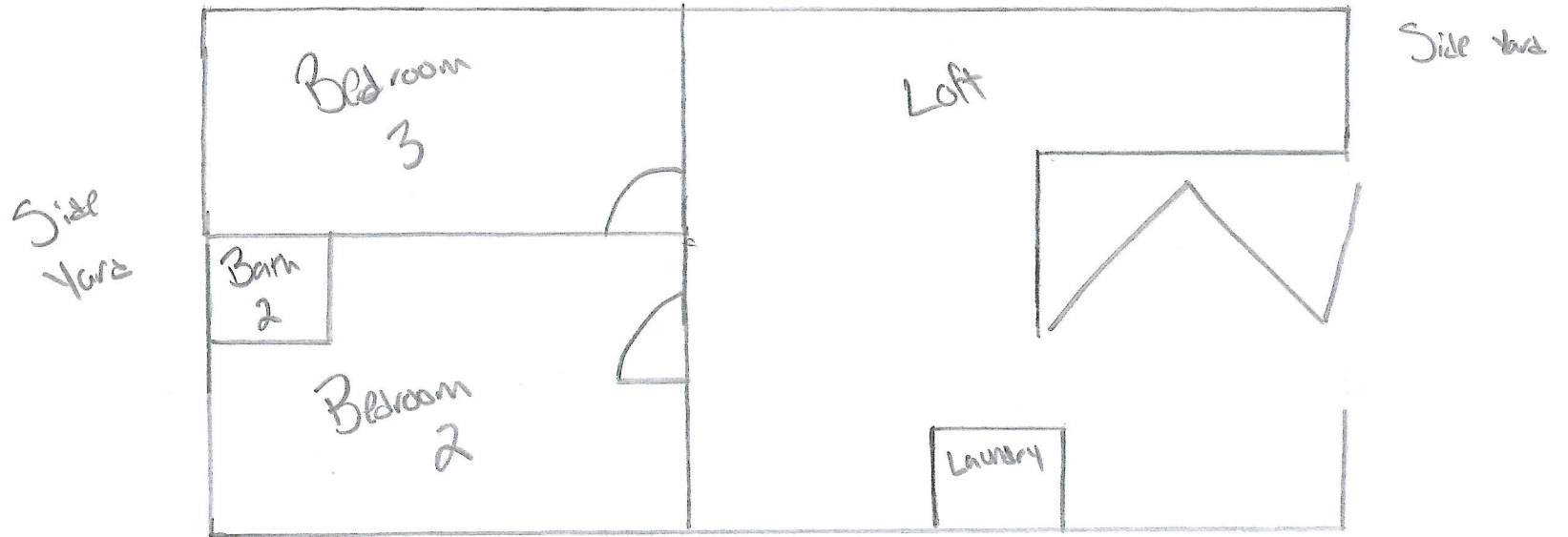
Belleuve Avenue

~ 26'

Floor 2

\* Not Scale

Back Yard



Belleuve Avenue

**BUCKS COUNTY RECORDER OF DEEDS**

55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2025024029

Recorded On 6/6/2025 At 11:40:23 AM

\* Total Pages - 6

\* Instrument Type - DEED

Invoice Number - 1432662 User - KLJ

\* Grantor - MARZIANO, JOHN

\* Grantee - COMMUNITY OPTIONS INC

\* Customer - SIMPLIFILE LC E-RECORDING

\* **FEEES**

STATE TRANSFER TAX	\$4,680.00
RECORDING FEES	\$85.75
NESHAMINY SCHOOL	\$2,340.00
DISTRICT REALTY TAX	
PENNDDEL BOROUGH	\$2,340.00
TOTAL PAID	\$9,445.75

Bucks County UPI Certification  
On June 6, 2025 By SHY

**This is a certification page  
DO NOT DETACH  
This page is now part  
of this legal document.**

COPY

**RETURN DOCUMENT TO:**  
THE ABSTRACT COMPANY  
1723 PINE STREET&#10;1ST FLOOR  
PHILADELPHIA, PA 19103

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



*Daniel J. McPhillips*

Daniel J. McPhillips  
Recorder of Deeds

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

1D308D



CERTIFIED PROPERTY IDENTIFICATION NUMBERS  
32-004-015- - PENNDEL BOR  
CERTIFIED 06/06/2025 BY SHY

Prepared by and Return to:

The Abstract Company  
1723 Pine Street, 1st Floor  
Philadelphia, PA 19103  
215-545-1180

File No. 25-24195  
UPI # 32-004-015

**This Indenture**, made the 28 day of May, 2025,

**Between**

**JOHN MARZIANO AND JESSICA SOOBY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(hereinafter called the Grantors), of the one part, and

**COMMUNITY OPTIONS, INC., A NEW JERSEY NON-PROFIT CORPORATION**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **FOUR HUNDRED SIXTY-EIGHT THOUSAND DOLLARS (\$468,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

**ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected.**

**SITUATE in the Borough of Pennel (formerly South Langhorne Borough), Bucks County, PA., bounded and described according to a survey and plan thereof made by Joseph Race, Registered Land Surveyor, Bristol, PA., 06/28/1952 as follows, to wit:-**

**BEGINNING at a point on the center line of Bellevue Avenue (50 feet wide) at the distance of one hundred eighty-two and seventy-eight one-hundredths feet measured on a bearing of South five degrees, seven minutes West along the said center line of Bellevue Avenue from its point of intersection with the center line of Spring Avenue (40 feet wide).**

**CONTAINING in front or breath on the said center line of Bellevue Avenue fifty feet and extending of that width in length or depth between lines parallel bearing North eighty-four degrees, fifty-three minutes West, crossing over a stone and the Northwesterly side of the said Bellevue Avenue along land now or late of Frank Brelsford, one hundred seventy-five feet to a stone, a corner of land now or late of William J. Yosten.**

**PARCEL NO. 32-004-015**

**BEING commonly known as 566 Bellevue Avenue**

**BEING the same premises which Julia J. Wheatley, by Deed dated December 2, 2021 with an effective date of December 10, 2021 and recorded on December 15, 2021 in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, as Instrument No. 2021113928, granted and conveyed unto John Marziano and Jessica Sooby, as joint tenants with right of survivorship, grantors herein, in fee.**

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

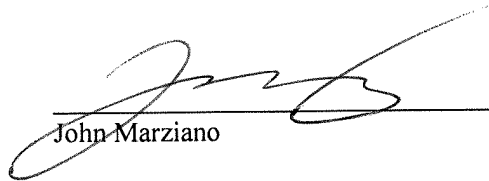
**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:


\_\_\_\_\_  
  
\_\_\_\_\_

 {SEAL}  
John Marziano

Commonwealth of Pennsylvania }  
County of Montgomery } ss

This record was acknowledged before me on May 30, 2025 by John Marziano.

Commonwealth of Pennsylvania - Notary Seal  
Carol Ann Griffiths, Notary Public  
Montgomery County  
My commission expires January 8, 2028  
Commission number 1437524  
Member, Pennsylvania Association of Notaries

  
Notary Public  
My commission expires January 8, 2025

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

[Signature]

[Signature] {SEAL}  
Jessica Sooby

[Signature]

Commonwealth of Pennsylvania } ss  
County of Bucks

This record was acknowledged before me on 5/28/25 by Jessica Sooby.

[Signature]  
Notary Public  
My commission expires 3/21/27

COPY

Commonwealth of Pennsylvania - Notary Seal  
Nicole Dost, Notary Public  
Bucks County  
My commission expires March 21, 2027  
Commission number 1342152  
Member, Pennsylvania Association of Notaries

# Deed

UPI # 32-004-015

JOHN MARZIANO AND JESSICA SOOBY

TO

COMMUNITY OPTIONS, INC.

PREMISES: 566 BELLEVUE AVENUE  
PENNDDEL BOROUGH, BUCKS COUNTY

The precise residence and the complete post office  
address of the above-named Grantee is:

**16 Farber Road  
Princeton, NJ 08540**



On behalf of the Grantee

THE Abstract Company  
1723 Pine Street, 1st Floor  
Philadelphia, PA 19103  
Telephone: 215-545-1180 Fax: 215-545-1193