

NEW HOPE BOROUGH

February 19, 2026

6:00 PM

New Hope Borough Hall, 125 New Street, New Hope, PA, 18938

Zoning Hearing Board Agenda

___ Fiala, Chair ___ Hansel, Vice-Chair ___ Ferrone ___ Goodwin ___ Huebner
___ Woidill (alt) ___ Schroeher (alt) ___ Montgomery (alt)

1. Call to Order

2. Continued ZHB Application(s):

a) Docket # 25-6, 48 Waterloo St (Waterloo 48, LLC)

This is the application of Waterloo 48, LLC regarding Tax Parcel No. 27-010-156-001 which is located at 48 Waterloo Street, in the RB, Borough Residential Zoning District of New Hope Borough. Applicant seeks to demolish and reconstruct a single-family attached dwelling. New Hope Borough Zoning Ordinance 2025-01 requires that any portion of a lot within the floodway is subtracted from the lot area measurement. Lot area is the initial factor in calculating impervious surface coverage and building coverage. To facilitate redevelopment, Applicant seeks a variance from: (1) §275-29.C, to permit impervious coverage of 83.66%, where the maximum allowed is 40%; (2) from §275-29.C, to permit building coverage of 68.45%, where the maximum allowed is 30%; and, (3) from §275-29.C(2)(f)(3), to permit a building with a rear yard setback less than the 40 foot rear yard setback required, only if the building is considered a Use 14C Two-Family Dwelling.

3. New ZHB application(s):

a) Docket # 25-07, 46 N Sугan Rd (New Hope Fire Company)

This is the application of New Hope Fire Company regarding Tax Parcel No. 27-011-008-001 which is located at 46 N. Sугan Road, in the R-C, Multi-Family Residential Zoning District of New Hope Borough. Applicant seeks to replace an existing ground sign and replace it with an Electronic Message Sign (“EMS”). An EMS is a prohibited sign under §275-52.A(2). Applicant seeks a use variance to permit the EMS. The sign is proposed at 4'-6" x 8' (36 square feet of illuminated sign cabinet), to include a 24 square foot LED message board. The proposed sign replaces an existing 4' x 8' (32 square foot) sign. §275-54.B(4) permits signs on property used as a Use 275-15K Emergency Services Use, not to exceed 30 square feet. Applicant seeks a variance to permit the oversized sign. Applicant further seeks a variance from §275-51.B(4) which requires the sign to be located 1/2 of the front yard distance for the R-C District (1/2 of 50 feet), to locate the sign 13 feet from the right-of-way line.

b) Docket # 25-08, 110 S Main St (New Hope Mini Mart)

This is the application of New Hope Mini Mart regarding Tax Parcel No. 27-010-164 which is located at 110 S. Main Street, Suite A, in the CC, Central Commercial Zoning District of New Hope Borough. Applicant seeks to operate a convenience store within an existing building. “Convenience Store” is not a permitted use within the CC Central Commercial District.

Applicant seeks the following variances from the New Hope Borough Zoning Ordinance (“Ordinance”): (1) from §275-31.B, to permit the use; (2) from §275-17.N(1), to permit the convenience store on a lot less than 40,000 sf in size, and to permit the convenience store at a size less than 1,000 sf; and (3) §275-17.N(5) to permit a convenience store to be located within 100 feet from any residential use or district.

4. Adjournment