

Borough of Elizabeth Zoning Hearing Board Agenda  
Thursday October 2, 2025  
6:00 P M

CALL MEETING TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL

\_\_\_\_ Steve Surmick  
\_\_\_\_ Gene Love  
\_\_\_\_ Scott Craighead, Borough Manager  
\_\_\_\_ Andrew Kuzma, Esq.

REORGANIZATION

Motion to Appoint \_\_\_\_\_ as Chair of the Zoning Hearing Board  
Motion to Appoint \_\_\_\_\_ as Vice-Chair of the Zoning Hearing Board  
Motion to Appoint \_\_\_\_\_ as Solicitor of the Zoning Hearing Board

Request for Council to Appoint Zoning Board Member and Alternate Zoning Board Member

NEW BUSINESS CASE #ZHB 25-01

APPLICANT: Blane Sheets  
ADDRESS: 816 7<sup>th</sup> Avenue  
Elizabeth, PA 15037

OWNER OF PROPERTY: Blane Sheets  
PROPERTY LOCATION: 816 7<sup>th</sup> Avenue  
Elizabeth, PA 15037

ZONING DISTRICT: R-2 Residential District

Blane Sheets at 816 7th Avenue, Elizabeth, Pennsylvania 15037 is seeking a dimensional variance from Zoning Ordinance Section 305(5) which requires a minimum lot area of 3500 sq. ft. Mr. Sheets is seeking a dimensional variance allowing the subdivision of parcel 1272-C-334 into two lots, resulting in one of the lots having an area of 3,241 sq. ft. The Subject property is located in a n R-2 residential zoning district.

TESTIMONY

Borough Manager/Zoning Officer – Description of Relief Requested. Advertising/Posting Requirements

Applicant - Description of Relief Requested and Undue Hardship  
Questions – Zoning Officer, Board Members, Solicitor

Motion to approve/deny the Applicant's request for variance.

ADJOURNMENT

Motion to Adjourn Zoning Hearing Board Meeting