



IN THE ZONE WITH ROB GUNDLACH

Summer 2023

Chairman's Message

As I write this, my calendar for September 2023 is filling up with events where I hope to connect with many of you, beginning with two days at the Philadelphia Convention Center for the International Council of Shopping Centers on September 6 and 7. We are sponsoring a booth and offering our usual coffee bar, so please stop by if you are attending the convention.

On Sunday, September 10, you can join the Fox Real Estate team for our favorite professional cycling event – the Bucks County Classic! We will be watching the race from a Main Street patio perched right on the finish line. Contact me if you would like to join us. We will be attending the NAIOP Philly Battle of the Bands on September 20 and Fox is a sponsor of the event. Let me know if you'll be attending so we can connect at our table.

We will also be participating in the Home Builders Association of Bucks and Montgomery Counties "Meet the Builders" networking event on September 21. Finally, on September 25-26, we will be attending the meeting of the Philadelphia chapter of the Society of Industrial and Office Realtors. Fox has a booth at the conference and we will be connecting with clients.

Of course, we have the Phillies running toward the playoffs and the Eagles kicking off the season. It should be a busy September.

I always like to hear from you.

Stay well,

Rob Gundlach

Commonwealth Court Upholds Site-Specific Relief for Billboard

The appellate panel found that a Township's zoning ordinance improperly excluded billboards and accepted a revised proposed billboard as site-specific relief.

[Read More](#)

The lawyers in Fox Rothschild's Bucks County Real Estate team have secured a steady stream of excellent results recently before municipal authorities in Berks, Bucks, Chester, Delaware, Luzerne, Montgomery and Philadelphia counties. Here are a few highlights.



Rob Gundlach recently secured approvals for:

- a 200+-unit townhouse project in the City of Hazleton, Luzerne County
- two single-family developments in Plumstead Township, Bucks County
- a retail facility in Warrington Township, Bucks County
- a new car wash in Horsham Township, Bucks County



Carrie Nase-Poust recently secured approvals to allow:

- development of townhouses on commercially zoned property in Doylestown Township, Bucks County
- a self-storage facility in Philadelphia, with variances from parking requirements and signage limits from the Philadelphia Zoning Board of Adjustment
- construction of a freestanding financial establishment with dimensional variances from Lower Southampton Township, Bucks County
- provision of unisex bathrooms in common areas of an apartment building with a variance from the Board of Building Standards of Montgomery Township, Montgomery County



Andrew Stoll recently obtained zoning relief to allow:

- implementation of an automotive repair shop in Union Township, Berks County
- construction of an industrial facility in West Goshen Township, Chester County
- construction of a new automobile dealership in Tilden Township, Berks County
- construction of an addition to a residential dwelling in Warwick Township, Bucks County



Dan Lyons recently obtained zoning relief to allow:

- development of a warehouse facility in Warwick Township, Bucks County
- expansion of an airplane hangar in Tinicum Township, Delaware County
- the opening of a sit-down restaurant and wine bar in Doylestown Borough, Bucks County

- construction of a 30,000 SF warehouse in Plumstead Township, Bucks County
 - expansion of a golf clubhouse and parking lot in Doylestown Township, Bucks County
-

Alerts

Developers See Opportunities in Upcoming ‘Fourth Round’ of New Jersey’s Affordable Housing Compliance Framework

The next chapter in New Jersey’s complex approach to providing sufficient affordable housing is set to begin in July 2025, and developers should start preparing now to take full advantage of the ways the state’s case law incentivizes the construction of new affordable housing projects.

[Read More](#)

Tackling Wage Theft in Construction: Risks Unveiled for Developers and General Contractors

In this guest article, Matt DeSarno, CEO of Verfico Technology, explains how companies can effectively shield themselves from wage theft liability and mitigate potential risks stemming from legal disputes by using software that facilitates accurate tracking and reporting of workforce diversity metrics and providing wage assurance.

[Read More](#)

NLRB Does an About-Face on the Legality of Workplace Rules

The National Labor Relations Board has established a new standard for evaluating and scrutinizing employer workplace rules that is likely to cause headaches for anyone responsible for drafting such policies.

[Read More](#)

Resource Center

Purchase First, Exchange Second: A Reverse Exchange Saves Your Deferral in a Tight Market

Tight markets add pressure to get a new property under contract, sometimes requiring a closing before your current property is sold. This isn’t ideal, but it won’t doom a 1031 exchange.

[Read More](#)

If you have questions or want information about how to best prosecute zoning and land use appeals, or if you are looking for assistance with your next real estate transaction, please contact **Rob Gundlach** at **215.918.3636** or rgundlach@foxrothschild.com.

Local Presence

Your Law Firm in the Community With the Connections

PA - BLUE BELL | EXTON | PHILADELPHIA | WARRINGTON

NJ - ATLANTIC CITY | MORRISTOWN | PRINCETON

www.foxrothschild.com



[UNSUBSCRIBE](#) | [MANAGE PREFERENCES](#)

COPYRIGHT © 2023 FOX ROTHSCHILD LLP. FOX ROTHSCHILD LLP IS A PENNSYLVANIA LIMITED LIABILITY PARTNERSHIP. THE MATERIAL CONTAINED IN THIS DOCUMENT HAS BEEN AUTHORED OR GATHERED BY FOX ROTHSCHILD FOR INFORMATIONAL PURPOSES ONLY. THIS DOCUMENT IS NOT INTENDED TO BE AND IS NOT CONSIDERED TO BE LEGAL ADVICE. TRANSMISSION OF THIS DOCUMENT IS NOT INTENDED TO CREATE, AND RECEIPT DOES NOT ESTABLISH, AN ATTORNEY-CLIENT RELATIONSHIP. LEGAL ADVICE OF ANY NATURE SHOULD BE SOUGHT FROM LEGAL COUNSEL.

ATTORNEY ADVERTISING