



Montgomery Township Zoning Hearing Board

Meeting Date: June 1, 2022 - 6:30 pm

The agenda for the scheduled hearing is as follows:

- 1. Application #22050001 – PEMV Partners, LP dba Pete’s Express Car Wash / 1274 Welsh Road –**
The applicant owns and operates an express car wash located at 1274 Welsh Road. The property is improved with a 4,594 sq ft building, vacuum and parking spaces, and associated drive aisles. The applicant applied for and received permits to install two wall signs totaling 76.53 square feet. The maximum wall signage allowed for this site is 76.8 square feet. Additional wall signage was added to the building noting “Free Vacuums”. The applicant has submitted an application requesting a variance from the provisions of Section 230-127 of the Code of Montgomery Township in order to allow the additional wall signage to remain. The size of these signs and total square footage is unknown at this time.
- 2. Application #22050002 – Richard & Laura Gavaghan / 203 Drake Lane –** The applicants own and reside in a single family dwelling located at 203 Drake Lane. The property is currently improved with a single family residence, shed, and deck and sits within the R-2 Cluster District. The applicants propose to construct an in-ground swimming pool 10 feet from the rear property line where a minimum of 15 feet is required. The applicants request a variance from the provisions of Section 230-149B(1)(c) of the Code of Montgomery Township.
- 3. Application #22030001 - Pinecrest Golf Club, Inc. c/o Klein Realty / 101 Country Club Drive – CONTINUED TO JULY 6, 2022 -** The applicant owns and operates the Golf Course located within the Pinecrest Golf Club Residential Community. The applicant received a notice of violation with regards to storm water management and the failure to maintain and make repairs to retention basins/ponds #3, #4, and #5 within the golf course property. Klein Realty has filed an application to the Zoning Hearing Board appealing the Determination of the Zoning Officer. The applicant appeals any and all alleged violations of the recorded Subdivision Plan and/or Chapter 206-33 as set forth in the notice dated February 16, 2022.

****Copies of the Application(s) and accompanying documents are on file in the Township’s Planning and Zoning Department and may be seen upon request****