



Montgomery Township
Zoning Hearing Board

Meeting Date: June 6, 2018

The agenda for the scheduled hearing is as follows:

1. **Application No. 18050003 / 619 Bethlehem Pike** – The applicant, Cornerstone Elite, LLC, is the equitable owner of the 8.4 acre property located at 619 Bethlehem Pike. The property is currently occupied by Fence City and Closet City as a warehouse, material storage and production facility, along with associated office space. The property is split-zoned with the front portion along Bethlehem Pike in the C-Commercial District and the rear portion in the R-2 Residential District. The existing improvements and the paved parking area with internal circulation and are located within the C-Commercial portion of the property. The Residential portion is mostly wooded.

The applicant proposes to locate its base of operations for its landscaping and hardscaping business on the C-Commercial zoned portion of the property. The proposed use as a wholesale landscaping and hardscaping business includes warehousing and storage of materials, cultivation of vegetation commonly used in landscaping, storage of trucks, equipment and tools, and the associated use of office space. The applicant further states that a simple plant and tree nursery will use much of the commercial portion of the property. The proposed use is intended to be located at substantially the same location on the property as the current use, which is primarily located on the portion of the property zoned C- Commercial. No additional structures are proposed at this time and the applicant does not propose to modify any of the existing improvements.

The applicant requests a special exception pursuant to Sections 230-75A, 185, and Table 230-A of the Code of Montgomery Township in order to allow the proposed use.

****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.**