



Montgomery Township
Zoning Hearing Board

Meeting Date: April 3, 2019

The agenda for the scheduled hearing is as follows:

1. Application #19030001 OSJ of Montgomeryville LLC / 988 Bethlehem Pike – CONTINUED TO JUNE 5, 2019 - The applicant, OSJ of Montgomeryville LLC, purchased the 5.47 acre property located at 988 Bethlehem Pike. The property is currently improved with a 37,576 square foot building, parking lot, and associated improvements and follows the HLI II Overlay District (Highway Limited Industrial II) regulations. The building was formerly occupied by the Babies R Us specialty retail store. The applicant proposes to operate an Ocean State Job Lot discount retail store. Per Section 230-227B(1) of the Code of Montgomery Township, a “specialty retail use” is a retail use that does not sell general merchandise. A specialty retail use is characterized by an inventory materially limited to one specific market and generates less traffic volume than a retail store that carries general merchandise including large volume discount merchandise stores.

The applicant requests relief from the following provisions of the Code of Montgomery Township in order to allow the proposed discount retail store:

1. Variance from Section 230-227 – *Use Regulations*
2. Interpretation of Section 230-230 – *Conditional Use Standards and criteria* – If the variance is granted, a Conditional Use is not required or in the alternative, a variance from the Conditional Use requirement.
3. Variance from Section 230-134 – *Required Parking* – to allow 163 parking spaces rather than the required 188 parking spaces. (455 parking spaces exist for entire development)

2. Application #19030002 JM Montgomery PA LP / 640 Cowpath Rd Unit 8 - The applicant, JM Montgomery PA LP, is the owner of the property located at 640 Cowpath Rd Unit 8. The property sits within the S-Shopping Center district and is currently improved with a 9,600 square foot five tenant space building and associated parking. The applicant proposes a new tenant in a 2,000 square foot space formerly occupied by an eyeglass / optical retail store. The proposed tenant, IV Express Inc, is a medical clinic that provides personalized care in private and comfortable settings for patients undergoing injection or infusion therapy.

The applicant requests a use variance from the provisions of Section 230-85 of the Code of Montgomery Township in order to allow a medical clinic within the S – Shopping Center district.

****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.**