



## Montgomery Township Zoning Hearing Board

**Meeting Date: June 5, 2019**

*The agenda for the scheduled hearing is as follows:*

**1. Application #19030001 OSJ of Montgomeryville LLC / 988 Bethlehem Pike** – The applicant 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 #19050001 Lemelin & Kandrin / 205 Westminster Drive** – The applicants, Stephan Lemelin and Vyrna Kandrin, are the co-owners of the property located at 205 Westminster Drive within the R-1 Residential Cluster District. The 33,070 square foot flag lot is currently improved with a 3,079 square foot single family home and 900 square foot patio with 380 square foot roof. The applicants propose to install a 6 foot solid fence on their property along Limekiln Drive and across their front property line (behind 201 & 203 Westminster Drive). The proposed fencing sits within the front yard of their property. A maximum height of 4 feet along Limekiln Pike and 3 feet along the front property line is allowed by ordinance. The applicant seeks relief from the provisions of Section 230-148B(2)(a) and 230-148C of the Code of Montgomery Township.

**3. Application #19030003 Scott Payne / 512 Bethlehem Pike** - The applicant, Scott Payne, is the equitable owner of the 23,217 square foot property located within the BP- Business Professional District. The property is currently improved with a 1,940 square foot office building and associated parking. The existing non-conforming freestanding sign on the property is 28 square feet in size including the changeable copy area. The applicant proposes to replace the 28 square foot panel on the existing non-conforming freestanding sign and add an additional 17.5 square foot box of changeable copy area to the bottom, creating a 45.5 square foot sign overall. The applicant appeals the determination of the Zoning Officer in regards to the need to seek relief from the provisions of Section 230-83K(11)(a)&(d) of the Code of Montgomery Township. In the alternative, the applicant seeks variances from these provisions. Applicant also seeks a variance from the provisions of Section 230-83K(11)(c) of the Code of Montgomery Township.

**\*\*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.**