



Montgomery Township Zoning Hearing Board

Meeting Date: November 6, 2019

The agenda for the scheduled hearing is as follows:

1. Application #19100001 BLB&B Real Estate (BLB&B Advisors) / 103 Montgomery Avenue - The applicant owns and operates a professional office within the 19,232 square foot 2- story building at this location. The property sits within the R-5 Residential district and was developed under the BP-Business Professional zoning district regulations through a Stipulated Settlement Agreement.

The applicant wishes to provide an outdoor lunch area for its employees. The proposed 300 square foot patio would be constructed along the side of the building 8 feet from the property line within the 20 foot wide setback and screen buffer. The applicant seeks variances from the provisions of Sections 230-82D(2)(a) and 230-83K(8) of the Code of Montgomery Township in order to construct the proposed patio.

2. 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)

****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.**