



Montgomery Township Zoning Hearing Board

Meeting Date: April 6, 2022 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. **Application #22030001 - Pinecrest Golf Club, Inc. c/o Klein Realty / 101 Country Club Drive – Rescheduled to May 4, 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.
2. **Application #22030002 – Higher Rock Partners, LP / 106 Witchwood Drive – Continued to May 4th**
- The applicant proposes to install wall signage on an existing commercial building located at 106 Witchwood Drive for the tenant, Salvatore Outdoor. The building sits within the Higher Rock site in the LI District / HLI Overlay – Highway Limited Industrial. Due to the location of the building on the site and the distance to the newly constructed Witchwood Drive, the building is allowed 50 square feet of total wall signage. A permit has been issued for one (50) square foot wall sign on the building. The applicant is requesting a variance from the provisions of Section 230-127A(2)(a) of the Code of Montgomery Township to allow 3 additional walls signs totaling 117.8 square feet in size; 31 square feet, 73.3 square feet, and 13.5 square feet. The total wall signage proposed would be 167.8 square feet.
3. **Application #22030003 – Perkasio Holdings, LP / 701 Bethlehem Pike** – The applicant owns the property located at 701 Bethlehem Pike. The 2.53-acre property sits within the C-Commercial District and was formerly occupied by Suburban Propane. The applicant is seeking a variance from the provisions of Section 230-75A(1) of the Code of Montgomery Township in order to utilize the property as a towing storage yard by a Towing Contractor operating within Montgomery Township (Syrena Towing).

****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****