



## Montgomery Township Zoning Hearing Board

**Meeting Date: May 4, 2022 - 6:30 pm**

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

**1. Application #22040001 – Schweder / 118 Rosewood Drive** – The applicants own and reside in the single family home located at 118 Rosewood Drive. The 14,742 square foot property sits within the R-2 Residential Zoning District and is currently improved with a single family home, deck, fence, and shed. The applicants seek a variance from the provisions of Sections 230-33C(1) and 230-149B(1)(b) of the Code of Montgomery Township in order to construct an in-ground swimming pool with pool decking ten (10) feet from the side property line where a minimum of 15 feet is required.

**2. Application #22040002 - Iannuzzi / 109 Bedford Lane** – The applicants own and reside in the single family home located at 109 Bedford Lane. The 10,400 square foot property sits within the R-5 Residential Zoning District and is currently improved with a single family home, deck, and shed. The applicants seek a variance from the provisions of Section 230-66C(2)(a) of the Code of Montgomery Township in order to install a whole house generator 6 feet from the side property line where a minimum of 10 feet is required.

**3. Application #22030001 - Pinecrest Golf Club, Inc. c/o Klein Realty / 101 Country Club Drive – CONTINUED TO LATER DATE TO BE DETERMINED** - 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.

**4. Application #22030002 – Higher Rock Partners, LP / 106 Witchwood Drive** - 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. The applicant also seeks relief from the provisions of Section 230-78E in order to permit outdoor storage and display of patio furniture, outdoor kitchens, pizza ovens, auto screens, pergolas, statuarys, fire pits, water fountains, urns, and similar products related to outdoor patios and gardens

**5. Application #22040003 – Antonucci / 115 Witchwood Drive** – The applicant owns and operates a Garden Retail Center located at 115 Witchwood Drive within the Higher Rock site in the LI District / HLI Overlay – Highway Limited Industrial. The applicant seeks a continuation of its non-conforming use of outdoor storage and display of patio furniture, outdoor kitchens, pizza ovens, auto screens, pergolas, statuarys, fire pits, water fountains, urns, and similar products related to outdoor patios and gardens or, in the alternative, relief from the provisions of Section 230-78E of the Code of Montgomery Township to permit such outdoor storage and display.