



Montgomery Township
Zoning Hearing Board
Meeting Date: May 2, 2018

The agenda for the scheduled hearing is as follows:

1. **Application No. 18040001 / 1612 County Line Road** – The applicant, Bharatiya Temple, Inc., proposes to complete Phase II of their land development project originally approved by the Board of Supervisors in 2002 and amended in 2013. The 6.2 acre property is located at 1612 County Line Road and sits within the R-1 Residential District. The site is currently improved with a two-story building (10,130 sq ft footprint), two 560 square foot storage sheds, and 94 parking spaces.

The applicant proposes to construct a two-story 10,488 square foot cultural center (5,244 sq ft footprint) and construct two additions on to the existing building; a 580 square foot kitchen addition and a 554 square foot storage area addition and expand the parking areas. The plan also depicted a pavilion and covered walkway with no square footage information.

The applicant requests relief from the provisions of Section 230-26E(1) of the Code of Montgomery Township to allow an impervious coverage of 39.9% with 146 parking spaces.

2. **Application No. 18040002 – 200 Commerce Drive** - The applicant, Saint-Gobain Abrasives, Inc., occupies the 38,825 square foot one story masonry building located at 200 Commerce Drive. The property is located at the corner of Commerce Drive and Enterprise Drive with the front yard along Commerce Drive and sits within the LI- Limited Industrial district. Relief was granted in 1993 in regards to side yard setback requirements in order to construct two additions on the property; a 12,500 square foot building addition along Enterprise Drive side and a 1,325 square foot loading dock addition on the Commerce Drive side.

The applicant proposes to install a trash compactor attached to the loading dock that was granted relief in 1993. Per Section 230-112A of the Code of Montgomery Township, no outside storage of materials, equipment, finished products, parts, commodities, waste, rubbish, or discarded material shall be permitted in the area of the front yard nor in front of the building nor within 25 feet of the side and rear boundary lines in said side and rear yard areas. The loading dock sits 9 feet from the side property line where the minimum allowed is 25 feet. Therefore, the proposed trash compactor will sit 9 feet from the side property line where the minimum allowed is 25 feet and it will encroach into the front yard setback as well. The proposed trash compactor appears to be at least 80 feet from the front property line where a minimum of 100 feet is required.

****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.**