



Montgomery Township  
Zoning Hearing Board

**Meeting Date: January 9, 2019**

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

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. REORGANIZATION
  - A. APPOINTMENT OF ZHB SOLICITOR
  - B. APPOINTMENT OF ZHB MEMBERS
    - a. Chairman
    - b. Vice Chairman
    - c. Members
    - d. Alternates
- IV. PROCEDURES FOR THE HEARING / HEARING OFFICERS
- V. APPLICATIONS:

**Application #18100001 Miller's Ale House / 751 Horsham Road** – The applicant is the future tenant in a 7,302 square foot satellite pad site within the Water Tower Square Shopping Center. The property is 31.2 acres in size, with a 229,192 square foot strip center, 34,600 square foot movie theater, 7,302 pad site and sits within the C-Commercial zoning district. The present tenants include Franks Theater, Home Depot, Office Max, World Market, Buy Buy Baby, and Planet Fitness. The applicant recently obtained Conditional Use approval for their proposed restaurant on a satellite pad site within the existing parking lot along Horsham Road.

The applicant proposes to install 270 square feet of total wall signage; three 90 square foot wall signs on three sides of the building. The maximum square footage allowed for total wall signage is 90 square feet.

The applicant also proposes to install an additional 32 square foot freestanding sign along Horsham Road. One freestanding sign is permitted per street frontage. The applicant is also requesting variance relief for the proposed freestanding sign, 10 feet in height, where the maximum height allowed at a 15 foot setback is 5 feet.

The applicant seeks relief from the provisions of Sections 230-127A(2) and 230-127A(4) of the Code of Montgomery Township in order to install the proposed wall signage and the additional freestanding sign

**Application #18120001 STTC, Inc. / 440 Stump Road – CONTINUED TO FEBRUARY 6, 2019 -**

The applicant, Service Tire Truck Centers Inc., is the equitable owner of the property located at 440 Stump Road. The 41,529 square foot property is situated on the corner of Stump Road and Enterprise Drive and sits within the LI – Limited Industrial District. Present improvements include a 22,000 square foot one-story warehouse building with associated parking.

The applicant proposes warehousing and storage of commercial tires for distribution, on-site sales of truck tires, tire installation, light mechanical services for trucks and trailers, and outdoor storage of scrap tires in a trailer. The applicant also proposes to install a 960 square foot (30'x32') concrete ramp within the existing parking lot. The proposed ramp encroaches into the second side yard setback (minimum 100 feet is required).

The applicant seeks an interpretation, or in the alternative, variances from the provisions of Sections 230-103A(1), 230-103D, 230-112, and 230-116B(2) of the Code of Montgomery Township for the proposed uses of the property and the installation of the concrete ramp.

**Application #18120002 Vimal Patel / 671 Bethlehem Pike** - The applicant, Vimal Patel, is the equitable owner of the 2.52 acre property located at 671 Bethlehem Pike. The property sits within the C – Commercial District. Present improvements include a 15,067 square foot one-story building with associated parking. Previous tenants include The Salvation Army and Kincaid Furniture.

The applicant proposes to divide the building into two tenant spaces; a 3,247 square foot retail space and an 11,820 square foot daycare facility with a 4,013 square foot outdoor play area. The applicant proposes to construct the outdoor play area on the side of the building whereas the Code requires the play area to be within the rear yard. The applicant also proposes parking spaces 10x18 to 10x19.5 in size where the minimum size permitted is 10x20 in order to provide the minimum drive aisle width of 22 feet.

The applicant seeks variances from the provisions of Sections 230-156.1D(1) and 230-138 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.**