



Montgomery Township
Zoning Hearing Board

Meeting Date: February 6, 2019

The agenda for the scheduled hearing is as follows:

Application #18120001 - STTC, Inc. / 440 Stump Road – WITHDRAWN - The applicant, Service Tire Truck Centers Inc., is the equitable owner of the property located at 440 Stump Road.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 #19010001 – 1110 Bethlehem Pike / GK Evans Enterprises – Continued to March 6, 2019 - The applicant is the owner of the 4.21 acre parcel located at 1110 Bethlehem Pike. The site is currently improved with a Residence Inn hotel, the Greene Turtle restaurant and associated parking. The applicant seeks relief and an amendment to a previous 1999 zoning decision in order to permit an outdoor dining area for the existing 7,171 square foot restaurant and a second freestanding sign for the existing restaurant.

A freestanding sign currently exists on the property along Bethlehem Pike advertising the two tenants on the parcel (Residence Inn and the Greene Turtle). The applicant proposes a second 40 square foot, 9 foot in height, freestanding monument sign for the Greene Turtle restaurant installed 15 feet from Bethlehem Pike. One freestanding sign per street frontage is permitted and the minimum setback required for the proposed monument sign is 19 feet from the edge of roadway or curb line.

The applicant also proposes to expand the existing outdoor patio area for the future outdoor dining. The applicant seeks an amendment to Opinion & Order #4-99-772 in regards to the green space coverage on the parcel. The applicant was granted variances for a reduction in parking and green space in 1999 for the adjacent property (Gwynedd Crossing Shopping Center / Olive Garden). The Opinion & Order mandated that 10 additional spaces would be provided on the hotel / restaurant parcel, the green space reduction on the Shopping Center lot would be offset by a 5% overage on the hotel / restaurant parcel, and provide a Restrictive Covenant.

****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.**