Penn Township Zoning Hearing Board

Minutes for Tuesday, November 13, 2018

The Penn Township Zoning Hearing Board met on Tuesday, November 13, 2018, at 7:00 p.m. to hear six requests.

The meeting was called to order and roll call was taken and members present were as follows: Paul McAndrew, Chairman; William Woodward, Vice Chairman; Pamela Berlingo, Member; and Larry Smith, Member. Harold Mack was absent without notice. Also present was Charles A. Rausch, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Pamela Berlingo made a motion to approve the Minutes from October 9, 2018. The motion was second by William Woodward and approved unanimously.

ZHB18-15 – Lois Alwine, 107 Timber Lane, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct a roof and screen onto an existing deck. The property is located at 107 Timber Lane in the R-15 zone.

William Woodward made a motion to grant the special exception

in that it meets the standards for Section 503.3 (a) through (e) and Section 612. Pamela Berlingo second the motion and it was approved unanimously.

ZHB18-16 American Home Contractors LLC, Ronald Carter, 420 Glenville Road, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk Regulations) in order to subdivide the property. The property is located at 792-794 Baltimore Street in the H/B zone.

Larry Smith made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f). William Woodward second the motion and it was approved unanimously.

ZHB18-17 –Burkentine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) and a variance to Section 628.h (Multi-Family Dwelling) in order to construct multi-family dwellings. The property is located along Moulstown Road (S.R. 3072) in the R-8 zone.

Paul McAndrew made a motion that Section 628.h does not apply to a Multi-Family dwelling. William Woodward second the motion and it was approved unanimously.

Paul McAndrew made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) and Section 628 (a)

through (g). Pamela Berlingo second the motion and it was approved by a vote 3 to 1 with Larry Smith dissenting.

ZHB18-18 –P3 PT1, LLC, c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakerstown, PA 18951. Applicant is requesting a special exception to Section 209.2 (Use Regulations) in order to construct a wireless telecommunication facility. The property is located at 255 Blettner Avenue in the Industrial zone.

Larry Smith made a motion to grant the special exception in that it meets the standards for Section 608. Pamela Berlingo second the motion and it was approved unanimously.

ZHB18-19 – Sally L. & James C. Smith, 1234 Baltimore Street #6, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to replace and expand mobile home. The property is located at 1234 Baltimore Street in the R-15 zone.

William Woodward made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) contingent upon receiving written approval from the landowner. Pamela Berlingo second the motion and it was approved unanimously.

ZHB18-20 – South Western School District, 225 Bowman Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2

(Expansion and Alteration) in order to construct improvements to existing intermediate school. The property is located at 225 Bowman Road in the R-8 zone.

Paul McAndrew made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) and Section 612. William Woodward second the motion and it was approved unanimously.

The meeting was adjourned at 10:35 p.m.

Respectfully Submitted,

Christine Myers, RPR