

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 12, 2019

The Penn Township Zoning Hearing Board met on Tuesday, March 12, 2019, at 7:00 p.m. to hear five requests.

The meeting was called to order and roll call was taken and members present were as follows: William Woodward, Member; Harold Mack, Member; Pamela Berlingo, Member; Larry Smith, Member; and William Gill, Member. Also present was Charles A. Rausch, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

Harold Mack made a motion to nominate William Woodward as Chairman. The motion was second by Pam Berlingo and passed unanimously. Larry Smith made a motion to nominate Harold Mack as Vice Chairman. The motion was second by William Woodward and passed unanimously.

All properties were properly advertised and posted and all legal notices properly published. Pamela Berlingo made a motion to approve the Minutes from November 13, 2018. The motion was second by Larry Smith and approved unanimously.

ZHB19-02 – Bealing Roofing & Exterior, Inc., 62 Zachary

Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.3A (Replacement) in order to operate a roofing and exterior business. The property is located at 440 Black Rock Road in the R-15 zone.

Larry Smith made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e). Pamela Berlingo second the motion and it was approved unanimously.

ZHB19-03 - JLM Real Estate Investments LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. Applicant is requesting a variance to Section 207.2 (Use Regulations) and an Interpretation to Section 207.2 and definitions in order to operate a retail tire/repair business. The property is located at 865 Baltimore Street in the S/C zone.

Harold Mack made a motion that the definition of retail business would include tire sales and ancillary services as a retail facility under Section 207.2 (Use Regulations). Pamela Berlingo second the motion and it was approved by a vote 3 to 2 with Larry Smith and William Gill dissenting.

ZHB19-04 – Schindler Elevator Corporation, PO Box 1935, 20 Whippany Road, Morristown, NJ 07962. Applicant is requesting a variance to Section 209.2 and 209.3 (Use Regulations) in order to construct an addition for manufacturing and a separate commercial office. The property is located along 21

& 23 Industrial Drive in the Industrial zone.

Larry Smith made a motion to grant the variance for Sections 209.2 and 209.3 in that it meets the standards for Section 502.3 (a) through (f). Pamela Berlingo second the motion and it was approved unanimously.

ZHB19-05 – Sign of the Horse Brewery, Inc., 500 Sunset Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 303.1 (Off-Street Parking) and a special exception to Section 208.2 (Use Regulations) & 201.2 (Uses Not Provided For) in order to operate a brewery/brew pub. The property is located at 979 York 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) and the applicant meets the definition of retail business under Section 208.2 and 201.2. Pamela Berlingo second the motion and it was approved unanimously.

ZHB19-04 –Burkentine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and to Section 640 (c) (Single Family Attached Dwelling) in order to construct decks that encroach into side setback requirements. The property is located Brookside Heights Phase 3 & 4 in the R-8 zone.

Larry Smith made a motion to grant the variance as specifically

noted on Exhibit 3 in that it meets the standards for Section 502.3 (a) through (f). Harold Mack second the motion and it was approved by a 4 to 1 vote with William Gill dissenting.

The meeting was adjourned at 9:50 p.m.

Respectfully Submitted,

Christine Myers, RPR