Penn Township Zoning Hearing Board

Minutes for Tuesday, May 10, 2022

The Penn Township Zoning Hearing Board met Tuesday, May 10, 2022, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken and members present were as follows: Ronald Fanelli, Chairman; William Gill, Vice Chairman; Troy Thomason, Member; Larry Smith, Member; and Mary Welsh, Member. Also present was Shane Rohrbaugh, 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. William Gill made a motion to approve the Minutes from April 12, 2022 as revised. The motion was second by Larry Smith and approved unanimously.

ZHB22-11 – Gerald D. Funk, c/o GHI Engineers & Surveyors, 201 Carlisle Street, Hanover, PA 17331. Applicant is requesting a variance to Section 303.1 (Off-Street Parking Requirements) in order to construct a warehouse that does not meet the parking requirements. The property is located at 201 Center Street in the Industrial Zone.

Larry Smith made a motion to approve Applicant's request for continuance to the June 14, 2022 meeting. Troy Thomason second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

ZHB22-09 – Art Hanson, Jr., 459 Blooming Grove Road, Hanover, PA 17331. Applicant is requesting a special exception under Section 407.3 (Replacement) in order to replace a hair salon with a therapeutic massage establishment. The property is located at 449 Blooming Grove Road in the R-15 zone.

Larry Smith made a motion to approve the special exception in that it meets the standards of Section 634 and Section 503.3 with the condition that the therapeutic massage establishment is conducted by a licensed massage therapist. Mary Welsh second the motion and it was approved by a vote 3-2 with William Gill and Ronald Fanelli dissenting.

ZHB22-10 – Paramount Realty NJ LLC, 1195 Route 70, Suite 2000, Lakewood, NJ 08701. Applicant is requesting a variance to Section 207.2 to authorize a service station on the property; Section 306.3 (b) (2) Access Drives within 10 feet of a property line, Section 300.2 accessory structure in the front yard area and Section 638 9c) (1) (2) and (4) general regulations for Service Stations, in order to construct a convenience store with gas pumps. The property is located at 1007 Baltimore Street in the Shopping Commercial Zone.

Larry Smith made a motion to approve the following variances: variance to Section 207.2 authorize a service station on the property; variance to Section 306.3 (b)(2) authorize access drives within 10 feet of the side and rear property lines with the lot consolidation; variance to 300.2 authorize proposed canopy in the front yard; variance 306.3 (b)(2) authorize proposed driveways within 10 feet of the side and rear lot lines; variance 638 (c)(1), (2) and (4) authorize proposed driveways in the locations and specifications shown on the site plan in that all variances meet the standards for Section 502.3 with the first condition signs are to be placed on the property that tractor trailer customers be prohibited and second condition additional curb cuts on Clover Lane and Baltimore Street are not permitted. William Gill second the motion and it was approved unanimously.

The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Christine Myers, RPR