

ZONING HEARING BOARD  
NOVEMBER 30, 2015

On Monday, November 30, 2015 at 7:00 P.M., after due advertisement according to law, a public meeting of the Zoning Hearing Board was held in the Municipal Building, 550 Washington Road. Chairman Don Lambert, Members Andrew Rembert and James Stewart were present. Also present was Lynne Finnerty, Esquire and Ellen Wallo, Recording Secretary. Member John Burgess was absent.

Mr. Lambert swore in members of the audience who are presenting testimony.

PUBLIC COMMENTS

None.

PUBLIC HEARING

**Mark A. Wood/Pittsburgh Sign and Lighting**

The first agenda item is consideration of the application of Mark A. Wood/Pittsburgh Sign and Lighting for variances to Section 245-191.c.1.c and Section 245-188.D.1 for wall signs for Aspen Dental to be located at 360 Washington Road, zone C-2, the previous site of the Sharp's Furniture Store.

Present in support of this application was Mark Wood.

Mr. Wood explained that Aspen Dental is planning to build a new building where the Sharp's Furniture Store is now standing. Mr. Wood stated that Aspen Dental would like to have two (2) signs on their building. One sign has been approved by the Township, the other needs variances as the east elevation of the building does not face street frontage and the addition of the second sign makes the aggregate surface area of all wall signs more than 44 square feet.

Mr. Lambert asked for questions or comments from the Board.

Mr. Rembert asked about the size and location of the tenant pylon sign. Mr. Wood stated that the property owner is responsible for such sign. The property owner is MF Washington, LLC.

Mr. Rembert asked Mr. Wood about the hardship the lack of a second sign creates.

Mr. Wood stated that this is a difficult driveway to enter going east to west, as visibility is limited.

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Following further discussion with the Board, Mr. Wood agreed to waive the time requirements of the Municipalities Planning Code generally. Mr. Wood stated that he would supply the Board with additional information regarding the signs proposed for the subject property for his next hearing before the Board.

Mr. Lambert asked for comments from the audience and there were none.

This item was then tabled.

#### PUBLIC HEARING

#### **HCB Foundry, LLC c/o Jonathan M. Kamin, Esquire**

The second application was a request for an Interpretation of the Zoning Ordinance for the purpose of erecting mid-rise apartments at The Old Mill on Washington Road, zone C-2 for HCB Foundry, LLC c/o Jonathan M. Kamin, Esquire.

Present in support of this application were: Jonathan Kamin, Andy Boyd of TSG Properties and Pat Cooper of The Gateway Engineers.

Mr. Kamin stated that the Ordinance permits mid-rise apartments (4 to 6 stories) in the C-2 Zoning District as a Conditional Use with office or retail space on the first floor of such apartments.

Mr. Kamin stated that TSG Properties was left with a large amount of dirt that was moved to the rear of the property at The Old Mill after Premier Properties' project was left unfinished. This property is where they wish to construct the mid-rise apartments. This land is 20 feet higher than the retail part of The Old Mill and is not suitable for retail on the first floor.

Mr. Kamin also stated that they wish to have 200 to 250 apartment units at this site.

Mr. Rembert advised Mr. Kamin that the Zoning Ordinance does not allow for such apartments in a C-2 Zoning District.

Mr. Kamin stated that he would change this application to a variance application.

Mr. Lambert felt that there was not enough information available to make a determination on such variance at this meeting and suggested that they return at a later date.

Mr. Lambert asked for comments from the audience and there were none.

Mr. Kamin stated that they will waive the time limit for 60 days and will return in January 2016 with a new application.

This item was then tabled.

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ADJOURNMENT

A motion was made by Mr. Rembert, seconded by Mr. Stewart, to adjourn the meeting at 8:00 P.M. The motion carried.

Submitted by,

Ellen G. Wallo  
Recording Secretary

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