

ZONING HEARING BOARD
MARCH 9, 2015

On Monday, March 9, 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. Board members Don Lambert and Andrew Rembert were present. Also present was Ellen Wallo, Recording Secretary. Member John Burgess was absent.

Mr. Lambert swore in any members of the audience who may wish to speak at this meeting.

PUBLIC HEARING

Coen Oil

The first agenda item is consideration of the application of Coen Oil of 100 Murtland Avenue for a variance for new signage on the north face of the building not fronting a street, zone C-2.

Corey Lauck of Coen Oil and Michael Schulz of the Graphics Factory were present in support of this application.

Mr. Lauck stated that they would like to put a sign on the north side of the building so that customers coming from that direction can see their brand. The new sign will be 48” by 30” or 10 square feet.

There were no public comments in regard to this application.

Mr. Lambert then made a motion to approve this variance for new signage on the north face of the Coen Oil building at 100 Murtland Avenue, not fronting a street, zone C-2. Mr. Rembert seconded the motion and it carried.

PUBLIC HEARING

Michael L. and Deborah L. Harden-Vigus

The second item on the agenda was consideration of the application of Michael L. and Deborah L. Harden-Vigus for a variance to build a lawn and garden and farm equipment dealership at 16, 16.5 and 18 Country Club Road, zone I-1.

Deborah L. Harden-Vigus was present in support of this application.

Ms. Vigus stated that she and her husband plan on buying 2.2 acres on Country Club Road where the former Country Candle Shop, Day Care Building and Banquet Hall are located. They would like to open a lawn and garden center with light farm equipment sales and service facility. The existing property proposed is zoned Light Industrial and in this zoning it requires a 5 acre minimum. This zoning is required for heavy equipment rental and sales, and the proposed property is 2.2 acres.

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The Vigus' feel that the proposed property and project does not fall into the guidelines of a truck terminal. They plan to sell Cub Cadet lawn and garden tractors, New Holland agriculture equipment along with the Mahindra line of light duty tractors and implements. The largest equipment will be the size of a pick-up truck. The Vigus' will be diligent in their efforts to obtain a good relationship with the community and Township in maintaining the property as clean and tidy in following all the building and property codes provided by the Township municipality. They look forward to keeping their business, tax dollars and all efforts in the Township to make for a better marketplace in the community.

The former Banquet Hall will be used as a showroom and parts sales room. The former Candle Shop will be used for storage and the former Day Care may be used for an office.

The Vigus' plan to add two (2) bays to the former Banquet Hall to do repairs on equipment in the future.

Mr. Lambert stated that he feels that this comes under Commercial/Retail Business/Repair Shop which is a permitted use, and would not require a minimum of 5 acres..

After further discussion, Mr. Lambert made a motion to approve the application of Michael L. and Deborah L. Harden-Vigus for a variance to build a lawn and garden and farm equipment dealership at 16, 16.5 and 18 Country Club Road, zone I-1. The motion was seconded by Mr. Rembert and carried.

PUBLIC HEARING

A-Z Janitorial

This application is for consideration of the application of A-Z Janitorial Services for a variance to construct a changeable copy sign within 500 feet of a signalized intersection at 40 Berry Road, zone I-1.

Lisa Schneider of A-Z Janitorial and Steve Gerson of VIS Signs were present in support of this application.

Ms. Schneider stated that A-Z Janitorial is located on Berry Road and they would like to erect a changeable copy sign to show the products they sell and to show the placement of their driveway for customers. The proposed sign will be 360 ft. from the signalized intersection. The ordinance requires 500 ft.

Mr. Gerson stated that the copy board will be underneath the A-Z Janitorial Services sign and will change no more often than every 30 seconds.

Mr. Rembert reported that the Board has had several of these applications near signalized intersections recently and that the Board has required that the copy change less often than every 30 seconds.

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Ms. Schneider stated that A-Z Janitorial would be agreeable to having the copy change every three (3) minutes, if the Board would prefer that time.

After further discussion, Mr. Lambert made a motion to grant a variance to A-Z Janitorial Services to construct a changeable copy sign within 500 feet of a signalized intersection at 40 Berry Road, zone I-1. Mr. Rembert seconded the motion and it carried.

PUBLIC COMMENTS

None.

ADJOURNMENT

A motion was made by Mr. Lambert, seconded by Mr. Burgess, to adjourn the meeting at 7:35 P.M. The motion carried.

Submitted by,

Ellen G. Wallo
Recording Secretary

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