

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 13, 2018

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

The meeting was called to order and roll call was taken and members present were as follows: Paul McAndrew, Member; William Woodward, Member; and Pamela Berlingo, Member. Harold Mack, Jr. was absent without notice. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Shawn Garrett, Interim Zoning Officer.

William Woodward made a motion to nominate Paul McAndrew as Chairman. The motion was second by Pam Berlingo and passed unanimously. Paul McAndrew made a motion to nominate William Woodward as Vice Chairman. The motion was second by Pam Berlingo and passed unanimously.

All properties were properly advertised and posted and all legal notices properly published. William Woodward made a motion to approve the Minutes from October 10, 2017. The motion was second by Pam Berlingo and approved unanimously.

ZHB17-13 – Stateline Canine, Inc., 1446 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.2 (Use Regulations) and a special exception to Section 201.2 (Uses Not Provided For) in order to operate a business for dog training with overnight stay. The property is located at 581 West Chestnut Street in the Industrial zone.

Pamela Berlingo made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with the condition the dogs having overnight accommodations must be registered in the school and 24-hour monitoring of the facility. Paul McAndrew second the motion and it was approved by a vote 2 to 1.

ZHB18-01 – Michael Humbert, 15223 Hanover Pike, Upperco, MD 21155. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to operate an auto body repair center. The property is located at 777 Baltimore Pike in the Shopping/Commercial zone.

William Woodward made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with the condition no outside storage of new or used parts, no vehicle sales and all employees park in the rear of the building. Pamela Berlingo second the motion and it was approved unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Christine Myers, RPR

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Penn Township Zoning Hearing Board

Minutes for Tuesday, March 13, 2018

The Penn Township Zoning Hearing Board met on Tuesday, March 13, 2018, at 7:00 p.m. to hear one request.

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 Harold Mack, Jr., Member. Also present was John J. Baranski, Jr., 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 Woodward made a motion to approve the Minutes from February 13, 2018. The motion was second by Pam Berlingo and approved unanimously.

ZHB18-02 – Apostolic Ministries, 955 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to hold a temporary carnival. The property is located at 955 Baltimore Street in the A/O and the R-15 zone.

Paul McAndrew made a motion to grant the special exception

in that it meets the standards for Section 503.3 (a) through (e) with the following conditions: 1. Any band or live music will end by 9:00 p.m.; 2. Improvements made to South Franklin Street in Order to allow two-way traffic; 3. Install orange construction fencing along the rear of the property at Centennial Avenue to prevent fairgoers trespassing into the rear of other properties; 4. Retain fire police for traffic control; 5. Notify the fire department of the dates of the event; 6. Hours of operation may be Tuesday through Thursday until 10:00 p.m. and Friday and Saturday until 11:00 p.m.; 7. Applicant may have continuing yearly approval not in succession as long as the above conditions are followed and an application is filed of record with the zoning hearing officer. Harold Mack, Jr. second the motion and it was approved unanimously.

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, May 8, 2018

The Penn Township Zoning Hearing Board met on Tuesday, May 13, 2018, 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: Paul McAndrew, Chairman; William Woodward, Vice Chairman; and Pamela Berlingo, Member. Harold Mack, Jr., Member was absent with notice. Also present was John J. Baranski, Jr., 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 March 13, 2018. The motion was second by William Woodward and approved unanimously.

ZHB18-03 – Dan Rodgers, 102 Protectory Road, Abbottstown, PA 17301. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a single family dwelling that does not meet the minimum regulations. The property is located at 515 South High Street in the R-8 zone.

William Woodward made a motion to grant the variance in that

it meets the standards for Section 502.3 (a) through (f). Pam Berlingo second the motion and it was approved unanimously.

ZHB18-04 – Steven & Kimberly Zinn, 70 Lion Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a garage that encroaches into the side setback. The property is located at 70 Lion Drive in the R-15 zone.

Pamela Berlingo made a motion to deny the variance in that it does not meet the standards for Section 502.3 (a) through (f). Paul McAndrew second the motion and it was denied by a vote of 2 to 1.

ZHB18-05 – Derick Evans, 3260 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the front setback. The property is located at 3260 Grandview Road in the R-15 zone.

Paul McAndrew made a motion to table the variance until next month. Pam Berlingo second the motion and it was approved unanimously.

ZHB18-06 – Legacy, 300 Fame Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 304.2 (Off-Street Loading Spaces) in order to expand their manufacturing and warehousing that does not meet the minimum loading spaces required. The property is located at 300 Fame Avenue in

the Industrial zone.

Paul McAndrew 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.

ZHB18-07 – The Markets of Hanover, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (Uses by Special Exception) in order to construct a mini-storage warehouse. The property is located at 1649 Broadway in the Shopping/Commercial zone.

Paul McAndrew made a motion to accept withdraw of the application. Pam Berlingo second the motion and it was approved unanimously.

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Christine Myers, RPR



Penn Township Zoning Hearing Board

Minutes for Tuesday, June 12, 2018

The Penn Township Zoning Hearing Board met on Tuesday, June 12, 2018, 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: Paul McAndrew, Chairman; William Woodward, Vice Chairman; Pamela Berlingo, Member; Harold Mack, Jr., Member; and Larry Smith, Member. Also present was John J. Baranski, Jr., 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. Paul McAndrew made a motion to approve the Minutes from May 13, 2018. The motion was second by William Woodward and approved unanimously. Larry Smith abstained from voting due to his absence at that hearing.

ZHB18-05-Derick Evans, 3260 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into front setback. The property is located at 3260 Grandview Road in the R-15 zone. This matter was tabled from the May Meeting.

Paul McAndrew made a motion to grant the variance. Larry Smith second the motion and it was approved unanimously.

ZHB18-08-George Reiker, 960 Maple Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a garage that encroaches into the side setbacks. The property is located at 960 Maple Lane in the R-15 zone.

Harold Mack made a motion to approve the variance of seven feet. Pamela Berlingo second the motion and it was approved by a vote of 4 to 1.

ZHB18-09-Burkentine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulation) in order to construct a multi-family dwelling. The property is located at 221 Woodside Avenue in the R-8 zone.

Harold Mack made a motion to grant the variance with the amendment that the requestor construct a buffer between the neighboring properties. William Woodward second the motion and it was approved by a vote of 3 to 2.

The meeting was adjourned at 8:41 p.m.

Respectfully Submitted,

Mollie Wildasin, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, August 14, 2018

The Penn Township Zoning Hearing Board met on Tuesday, August 14, 2018, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken and members present were as follows: Paul McAndrew, Chairman; Harold Mack, Jr., Member; Pamela Berlingo, Member; and Larry Smith, Member. William Woodward, Vice Chairman was absent with notice. Also present was John J. Baranski, Jr., 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 June 12, 2018. The motion was second by Harold Mack, Jr. and approved unanimously.

ZHB18-11 – The Markets of Hanover, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a variance to Section 303.2.J.1 (Development and Maintenance of Parking Facilities) and a special exception to Section 207.2 (Use Regulations) in order to operate a Brew Pub. The property is

located at 1649 Broadway in the S/C zone.

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

Paul McAndrew made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f). Pam Berlingo second the motion and it was approved unanimously.

ZHB18-13 – Henry J. Hirsch, Jr., LPC, 62 Collins Circle, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Use Regulations) in order to operate a counseling office. The property is located at 62 Collins Circle 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). Pam Berlingo second the motion and it was approved unanimously.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 9, 2018

The Penn Township Zoning Hearing Board met on Tuesday, October 9, 2018, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Paul McAndrew, Chairman; William Woodward, Vice Chairman; Harold Mack, Jr., Member; Pamela Berlingo, Member; and Larry Smith, Member. Also present was John J. Baranski, Jr., 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. Harold Mack made a motion to approve the Minutes from August 14, 2018. The motion was second by Larry Smith and approved unanimously.

ZHB18-14 – The York Village Association, LP, 199 Baldwin Road, Suite 140, Parsippany, NJ 17054-2397. Applicant is requesting a variance to Section 504.4 c (Additional conditions) and a special exception to Section 206.2 (Use Regulations) and Section 311 (Street Access) in order to construct a multifamily dwelling and lease office/apartment. The property is located at West

Alvin Avenue and Mumma Avenue in the A/O zone.

Paul McAndrew made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) and grant both special exceptions in that they meet the standards for Section 503.3 (a) through (e). Paul McAndrew amended the motion to include a two-year limitation for the approval. Harold Mack second the motion and amendment and it was approved unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Christine Myers, RPR

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