



**Community Development**  
**Department** 100 Parklane Drive •  
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**ZONING HEARING BOARD MEETING AGENDA**  
**Thursday, July 28, 2022**  
**7:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Roll Call:**

Kathie Eskie  
Chris Gerdes  
Gail Hager

George J. Ozorowski (Chair)  
Joseph Pucci (ViceChair)

Terrance Barnes (alternate)  
Randy Klein (alternate)  
Keith McLennan (solicitor)

**Hearing #1: Z-22-03–Cherelle Cutting and Elizabeth Lohss-Cutting, 3865 Germantown Pike, Collegeville PA 19426.** This matter was continued from June. Applicant is proposing construction of a detached in-law suite. The applicant is requesting a variance from Section 143-6.2.P to permit a detached in-law suite, where it will not be part of the garage or within the principal building as required. **The parcel ID# of subject property is 43-00-05401-00-1. Subject property is located at 3865 Germantown Pike and is in the VC-Village Commercial Zoning District. Withdrawn by the applicant**

**Hearing #2: Z-22-08–PJ Land Development, 71 Carolyn Blvd, Farmingdale NY 11735**

This matter was continued from June. Applicant is proposing a 3,386 SF self-serve car wash on the vacant lot property. The applicant seeks a variance from Section 143-262.B to allow for a rear yard setback of 0 feet where a minimum of 10 feet is required; **The parcel ID# of subject property is 43-00-11875-00-7. Subject property is located at 2619 Ridge Pike and is in the RPB Zoning District Applicant revised to reduce requested setback to 5.6 LF. Relief was granted**

**Hearing #3: Z-22-11–CPM Holdings LLC & Clark Property Maintenance, 3752 Ridge Pike, Collegeville PA 19426**

Applicant is proposing to locate his landscape business at this property. The applicant seeks a variance from 143-77.A.(1): Multi-Family residential use within 300 ft for Ridge Pike; 143-77.A(2): Permit non-residential use within & without a building; 143-77.A.(2)(a): Permit landscaping business classed as a permitted retail store (see 143-6.2); 143-77.A.(2)(t): Permit mixed use on lot for combination of By-Right residential & commercial within & without buildings parking & storage or permitted use within fenced area & within garage. **The parcel ID# of subject property is 43-00-11788-00-4. Subject property is located at 3752 Ridge Pike and is in the RPW Zoning District Requested relief was denied**

**Hearing #4: Z-22-12 – Matt deMontaigne, 166 S. Midland Avenue, Eagleville PA 19403**

The applicant is proposing to operate a sawmill business at this property. The applicant seeks a variance from Section 143-36.A.(7)(g) and 143-6.2.S to permit the Mill operation from this home as a no-impact home based business. **The parcel ID# of subject property is 43-00-08509-00-7. Subject property is located at 166 S. Midland Avenue and is in the R-2 Zoning District Requested relief was denied**

**Hearing #5: Z-22-13–Ian Godman, 600 S. Park Avenue, Audubon PA 19403**

Applicant has replaced 12X16 Shed. The applicant seeks a variance from Section 143-6.2.B(1) to allow the

shed to be placed in the front yard to the side of his driveway. **The parcel ID# of subject property is 43-00-10387-00-1. Subject property is located at 600 S. Park Avenue and is in the R-2 Zoning District** **Requested relief was granted**