



MEMORANDUM

TO:	Zoning Hearing Board Members
FROM:	Laura Harrier, Zoning Officer
DATE:	December 29, 2023
SUBJECT:	ZHB-2023-12 / Triple Net Investments 1429 Eck Road Hearing Date January 04, 2024
COPIES:	ZHB, T. Dinkelacker, Twp Staff, Applicant

The following information is being provided regarding Zoning Application ZHB-2023-12 received on December 07, 2023.

PROPOSAL

The Applicant is before the Board to request a time extension of a previously granted appeal.

APPLICATION COMPLETENESS REVIEW

The submission included the following documentation:

- A Zoning Appeal Application pages 1 through 11
- Copy of Decision and Order for Appeal ZHB-2022-09
- Check with appropriate fee

BACKGROUND INFORMATION

In 2022, Triple Net Investments appeared before the Zoning Hearing Board (ZHB) for a Special Exception to obtain approval of an Outdoor Storage Use. Appeal No. ZHB-2022-09 was granted.

ZONING OFFICERS COMMENTS

350-13(d)(3) Life of a Zoning Permit.

In the event that a variance has been granted or other action has been authorized by the Zoning Hearing Board, the applicant shall secure the necessary permits and commence the authorized action, construction or alteration within one year of the final action by the Zoning Hearing Board. In the event construction has not commenced within the one-year period, the variances, authorizations and permits granted by the Zoning Hearing Board are automatically revoked. The applicant may request in writing extensions of the one-year period stating the reasons for delay. The Zoning Hearing Board may grant extensions of the one-year period if it finds that the reasons for such delay in construction are justifiable and reasonable. When it is expected that the construction or development authorized will commence in phases over an extended period of time, the Zoning Hearing Board may establish a schedule for the procurement of permits in lieu of the one-year period specified above.

CLOSING

The Applicant is currently undergoing land development process for SALDO approvals. The land development plan has not been recorded yet; therefore, no building permits can be released.

Laura Harrier
Zoning Officer, Community Development