

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Application of : CenterPoint Properties
Application dated : July 13, 2018
Property : 340-380 Stoke Park Road

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, August 30, 2018, and rendering its oral decision granting the sign area variance set forth below, hereby makes the following Findings of Fact and Conclusions of Law in support thereof:


1. The subject property is located in a PIBD – Planned Industrial/Business District.
2. The property is owned by CalEast NAT PA, L.P.
3. The application was made by CenterPoint Properties.
4. Appearing at the hearing on behalf of the applicant was Robert F. Vicci, Property Manager. He presented a drawing showing the elevation of the front of the sign as well as its dimensions.
5. This drawing indicates the possible total area of the sign as being 58.81 sq. ft. However, Mr. Vicci stated that they do not desire to have the place for the additional tenant on the sign so that the maximum area of the sign which they are requesting will only be 50.28 sq. ft.
6. The sign will be located as designated on the plan submitted with the application and titled “Sign Location Plan”, with a date of June 5, 2018 and no revision dates.
7. Mr. Vicci presented a picture of the signs that are presently located in this area. He stated that all of these signs would be removed if approval is given for this sign.
8. He also stated that this sign will be internally illuminated.

9. Sect. 185-19.D.(3)(d) permits an identification sign at a major entrance provided it does not exceed 50 sq. ft. in area.

10. With the reduction as indicated by the applicant in the area of the sign to a maximum of 50.28 sq. ft., the Board believes that the variance will be in harmony with the general purpose of the sign ordinance and will not be injurious to the neighborhood or detrimental to the public welfare.

WHEREFORE, the Hanover Township Zoning Hearing Board hereby adopts the above Findings of Fact and grants the sign area variance as set forth above.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: 

Barbara L. Baldo, Esquire,
Chairperson

Dated: September 13, 2018