

## Manor Township Zoning Hearing Board Agenda

Wednesday, January 3, 2024

Time: 7:00 P.M.

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Re-organization
  - A. Appointment to the Zoning Hearing Board by the Township Supervisors
    - Dennis Funk, 3 year term – 1/2/2024-12/31/2026
  - B. Election of Officers
  - C. Set Meeting Dates (First Wednesday of each month)
  - D. Selection of 2024 Zoning Hearing Board Solicitor
    - Blakinger Thomas, PC – Susan P Peipher
4. Approve the minutes from the November 1, 2023 Meeting
5. New Business

Case #1-2024: Applicant: Cellco Partnership d/b/a Verizon Wireless, 512 Township Line Road, Building 2, Floor 3, Blue Bell, PA 19422. Landowner: Ricky B. and Donna J. Vogel, 425 Shultz Rd, Washington Boro, PA 17582. The applicant is requesting variances to Sections 425-26(B), 425-61(B)(4), 425-69(B), 425-26(D), and 425-37 of the Manor Township Zoning Ordinance. The applicant is proposing to construct a 103' monopole having an overall height of 106' factoring in the height of a 3' lightning rod and associated improvements and equipment including a 10' x 26' concrete pad with canopy, equipment cabinets, standby generator, utility frame, meter bank, cable ice bridge and an 8' chain link fence in the Village (V) Zoning District. The applicant is requesting to allow a tower setback of 43' (east) and 46' (north) (minimum required: 106') and a total lot area of 1.91 acres (minimum required 2 acres). The property in question is located at 425 Shultz Rd, Washington Boro, PA 17582, Tax ID 410-36318-0-0000 and is in the Village (V) Zone.

6. Adjourn