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DATE OF MAILING: January 18, 2024
NOTICE OF DECISION

VIA EMAIL (jporter@csglaw.com)

Jennifer M. Porter, Esquire

Chiesa Shahinian & Giantomasi, PC

105 Eisenhower Parkway

Roseland, NJ 07068

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2023-15
Applicant: Conshohocken P, LLC
Property: 160 North Gulph Road, Unit # 1162 C**

Dear Ms. Porter:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 17, 2024.

The Zoning Hearing Board voted to grant the application, as amended, requesting a special exception pursuant to section 165-122(F) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, in order to operate an automobile sales agency on the property.

This approval is based upon the strict compliance with the testimony and evidence presented at the hearing and the express condition that the applicant will not conduct sales of automobiles at the property.

Since this application was not contested, the Zoning Hearing Board will not issue a written decision with findings of fact, conclusions of law, and reasons.

The applicant is directed to section 165-257 of the zoning ordinance governing the expiration of special exceptions.

Very truly yours,

Marc D. Jonas

MDJ/mde

cc: Mark Zadroga, Director; Chief Building/Zoning Official
mzadroga@umtownship.org

Gregory W. Philips, Esq., Upper Merion Township Supervisor
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