

BEFORE THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF EAST LAMPETER

IN RE: Application of Tanger Devco, LLC)
for project known as Tanger Outlet Center)
expansion)
)
LOCATION OF)
PROPERTY: 311 Stanley K. Tanger Drive)
 Located south of Lincoln Highway)
 East, Consisting of 13 acres,)
 more or less)
)
ZONING)
DISTRICT: C-2 Commercial)

Case No. 2016 - 07

DECISION

Tanger Devco, LLC has submitted an application for conditional use seeking a modification of condition #2 of the December 7, 2015 decision of the Board of Supervisors in Case No. 2015-21. The requested modification is to permit certain limited food service within the expansion area approved in the companion case. Tanger representatives explained that limited food service within a retail sales facility is complementary to the typical type of retail sales facilities involved in the Tanger project. The representatives also explained that, subject to certain limitations, limited food service could be incorporated into the project in a manner which would continue to meet the parking and other requirements of the Zoning Ordinance. Township administration representatives were present at the hearing and confirmed that limited food service would be appropriate within the expansion area and joined with the applicant's representatives to propose a revision to condition #2 of the original December 7, 2015 decision.

As the Board of Supervisors is convinced that the expansion, as modified, would continue to

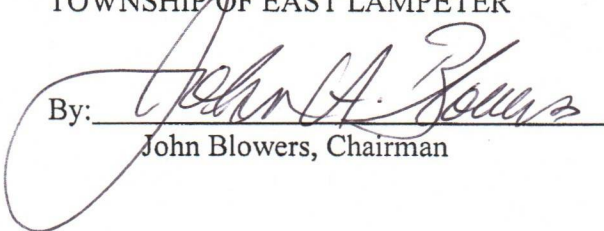
demonstrate compliance with the requirements of the East Lampeter Township Zoning Ordinance, the Board approves the revision subject to the condition that the last sentence of Condition #2 of the December 7, 2015 decision is modified as follows:

“The expansion area shall not exceed a maximum of 126,000 square feet of retail sales uses together with accessory storage, rest room utility areas, within the building areas depicted on Applicant’s Exhibit 13. Notwithstanding the foregoing, Applicant may include restaurant and café uses that do not include table service (i.e. no full service restaurants) as part of the maximum gross floor area of 126,000 square feet depicted within the building areas on Exhibit 13 as “Proposed Retail,” provided that (i) Applicant must provide the Township with information that the proposed restaurant or café use will meet the parking requirements of the Zoning Ordinance for each such restaurant or café use with the application for a building permit or occupancy certificate for such use, as applicable, (ii) the total area of the restaurant and café uses will not exceed 10% of the maximum gross floor area of 126,000 square feet, and (iii) except as modified herein, all other conditions of the Decision shall remain in full force and effect.”

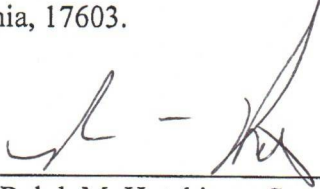
Decision made this 18th day of April, 2016.

BOARD OF SUPERVISORS FOR THE
TOWNSHIP OF EAST LAMPETER

By: _____


John Blowers, Chairman

The undersigned certifies that a copy of this Decision has been, by First Class Mail, postage prepaid, served upon the Applicant c/o Caroline M. Hoffer, Esquire of Barley Snyder, 126 East King Street, Lancaster, Pennsylvania, 17602 and Matthew J. Crème, Jr., Esquire, Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, Pennsylvania, 17603.



Ralph M. Hutchison, Secretary

Date: 4/22, 2016