

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, January 6, 2015, at 7:00 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nick Noel, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Cherie Kavanaugh Board Member, Emilio DeNisi Board Member, Mike Mancino Board Member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator, and Court Reporter Ted Rewak.

Cherie Kavanaugh made a motion to appoint Charles Roseberry as zoning board chairman for 2015, the motion was seconded by Peg Kennedy with all in agreement.

Charles Roseberry made a motion to appoint Mike Mancino as vice chairman to the zoning hearing board for 2015, the motion was seconded by Cherie Kavanaugh with all in agreement.

Charles Roseberry made a motion to appoint Nick Noel, Esq. as the zoning board solicitor for 2015, the motion was seconded by Peg Kennedy with all in agreement.

Cherie Kavanaugh made a motion to accept the minutes of the December 2, 2014, zoning hearings. The motion was seconded by Emilio DeNisi, with all in agreement.

14-16 7:30 p.m. 2621 Northampton St., Ferris and Eva Koorie are seeking dimensional variances from sections 190-42E (3) and 190-42F (1) for front yard and side yard setbacks. The requested dimensional variances would be for the expansion of an attached garage, and to build additions on the front and rear of the residence. This property is located in a Medium Density Residential Zoning District.

Witnesses: Ferris and Eva Koorie, Jeannette Kassis, property owner, Randy Galiotto, architect, Abe Kassis, Attorney, Joe Kassis, 2611 Northampton St.

Action: Mike Mancino made a motion to approve the requested variances, but the eastern addition to the garage needs to maintain a side yard setback of 10' and the addition to the rear needs to maintain the current side yard setback of 8'-7". The motion was seconded by Emilio DeNisi with the motion passing with a 5-0 vote.

14-17 7:40 p.m. 2463 Nazareth Rd. (25th Street Shopping Center), Barbara Bacior from the Lightstone Group, 1985 Cedar Bridge Avenue, Suite 1 Lakewood NJ 08701 is seeking variances from sections 190-183A relating to freestanding signage height and 190-184A(4)(b) relating to freestanding signage area. The variances would be to increase the height and size of the freestanding sign at the 25th street entrance of the shopping center. This property is located in a General Commercial Zoning District.

Witnesses: None

Action: At the request of the applicant the hearing was continued to the February 3, 2015 agenda. A letter from the applicants Atty. Erich Schock was provided to the Zoning Board solicitor requesting the continuance and waiving the 60 day requirement to hold a hearing.

14-18 7:20 p.m. 2600 William Penn Highway, Zeeshan Khan from ZRAMS, Inc. is seeking a variance from section from section 190-191 A in order to add a second use on a property. The two proposed uses would be an AAMCO Transmissions and a used car sales business. This property is located in a Heavy Industrial Zoning district.

Witnesses: Zeeshan Khan, applicant, Doug and Chris Kuhn, property owners

Action: Peg Kennedy made a motion to approve the two uses on the property with the condition that there be no more than 50 cars for sale at any one time and that any signage needs to meet township ordinances since no relief was requested at the time of the hearing. The motion was seconded by Cherie Kavanaugh with the motion passing with a 5-0 vote.

Having no further business to discuss, the hearing was adjourned at 8:20 p.m.

James F. Raudenbush
Zoning Officer