

## MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, January 7, 2014, at 7:30 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nicholas Noel III, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Peg Kennedy Board Member, Cherie Kavanaugh Board Member, Emilio DeNisi Board Member, James Raudenbush, Zoning Administrator, Court Reporter Ted Rewak, and Board Member Michael Mancino was absent.

Cherie Kavanaugh made a motion to appoint Charles Roseberry as the zoning board chairman for 2014. The motion was seconded by Peg Kennedy with all in favor.

Charles Roseberry then made a motion to appoint Nicholas Noel III as the zoning hearing board solicitor for 2014. The motion was seconded by Peg Kennedy with all in agreement.

Cherie Kavanaugh then made a motion to accept the minutes of the November 5, 2013, zoning hearings. The motion was seconded by Emilio DeNisi, with all in agreement.

**13-18 7:30 p.m.** 2911 Old Nazareth Rd. (Palmer Express Mart), Brian Solomon 139 River St. Rear, Jessup Pa 18434 is seeking variances from the following sections; 190-174 B in order to have a sign that has more than three colors, 190-161D (1) in order to have an internally illuminated sign that has a light background, and 190-189B (1) in order to have an electronically changing message sign that is within 200 feet of a residential zoning district. This property is located in a General Commercial Zoning District.

**Witnesses:** Brian Solomon, Applicant, John G Gonsalves, 2906 Nazareth Rd

**Action:** At the start of the hearing Mr. Solomon did not have any proof of standing. Mr. Solomon said if the zoning board took his testimony that he would get a letter from the property owner and forward it to Solicitor Noel by noon the next day. The Zoning Board decided to proceed with the hearing since there were people in the audience that made a point to attend the meeting in extreme weather conditions. Mr. Solomon was then told that the application would be considered withdrawn if no proof of standing was given to Solicitor Noel by noon the next day. (Proof of Ownership was provided by Maria Sossiadis by providing documentation to Solicitor Noel at 9:30 a.m. on January 8, 2014.)

Charles Roseberry made a motion to approve the variance from section 190-174B in order to have a sign with more than three colors since the colors presented at the time of the hearing were different shades, not distinct different colors. Mr. Roseberry then moved to grant the variances for an internally illuminated sign with a light background and to be able to have an electronic sign within 200 feet of a residential zoning district. Mr. Roseberry also moved that the sign should be extinguished 30 minutes after the close of business, and the sign is restricted to being changed once per business day. The motion was seconded by Cherie Kavanaugh with all in agreement.

**14-1 7:40 p.m.** 834 Stones Crossing Road, Richard George of S&S Homebuilders, 5196 Cherry Valley Road, Saylorsburg, Pa 18353 is seeking a Special Exception from section 190-38 C in order to convert an existing single family detached dwelling into a dwelling with an accessory apartment. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Ifeyinwa Ndukwe, Property Owner, Richard George, Applicant

**Action:** Peg Kennedy made a motion to approve the Special Exception in order to have a single family detached dwelling with an accessory apartment. The motion was seconded by Cherie Kavanaugh with all in agreement.

Having no further business to discuss, the hearing was adjourned at 9:00 p.m.

James F. Raudenbush  
Zoning Officer