

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, February 2, 2016, 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, Mike Mancino Vice Chairman, Cherie Kavanaugh Board Member, Peg Kennedy Board Member, Emilio DeNisi Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak

Cherie Kavanaugh made a motion to approve the minutes of January 5, 2016. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

**16-2 7:00 p.m.** 501 Filbar St., Dennis Williams the Executor of the Estate of John D Williams is seeking a variance from section 190-76 in order to have a mixed use consisting of a commercial use on the ground level and a residential and/or office use on the top floor. The top floor was permitted to be finished off and used as a residence for a family member in 1996, but the work was never completed and occupied. This property is located in a General Commercial Zoning District.

**Witnesses:** Joel Scheer, Esq., Dennis A Williams, Co-executor of the estate

**Action:** Mike Mancino made a motion to approve the request for a mixed use with a commercial use on the first floor and an apartment on the second floor. Any other use besides an apartment would need to come back to the zoning board for approvals and any use on the second floor will need to be brought up to current code standards. The motion was seconded by Emilio DeNisi with motion passing with a 5-0 vote.

**16-3 7:10 p.m.** 3501 Freemansburg Ave., Wendy Kern from Bartush Signs is seeking an interpretation of the ordinance defining the internal illumination of a sign. The proposed signage would use Halo lit letters for illumination in which the lighting shines out the rear of the letters to illuminate the background around the letters. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Jerry Freiwald, Bartush Signs, Dr. Stephen Ely, Property Owner, Robert Richline, 3403 Freemansburg Ave.

**Action:** Taking into account the residential neighborhood the use of the "halo" lighting technology, which likely post-dates the zoning ordinance, will result in a more subtle appearance with less chance of glare adversely affecting the neighbors thereby keeping with the overall intent of the ordinance as stated in section 161.A. Charles Roseberry made motion that the proposed signage is internally illuminated but by taking into account the new technology of the lighting and the overall intent of §190-161 regarding light and glare control, the sign lighting would be less intense than if external illumination was used. The motion was seconded by Mike Mancino with the motion passing with a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 9:30 p.m.

James F. Raudenbush  
Zoning Officer