

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, February 5, 2013, 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, Michael Mancino Board Member, James Raudenbush, Zoning Administrator, Court Reporter Ted Rewak, and Board Member Emilio DeNisi was absent.

Cherie Kavanaugh made a motion to appoint Charles Roseberry as the zoning board chairman for 2013. 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 2013. The motion was seconded by Cherie Kavanaugh with all in agreement.

Peg Kennedy then made a motion to accept the minutes of the December 4, 2012, zoning hearings. The motion was seconded by Cherie Kavanaugh, with all in agreement.

13-1 7:30 p.m. 3500 Greenway St., Bartlomiej Sienkiewicz, is seeking a Special Exception from section 190-199 F (2) in order to change from one non-conforming use to another. The proposed use would be for a design/remodeling business, the previous use was a bakery. This property is located in a Medium Density Residential Zoning District.

Witnesses: Bartlomiej Sienkiewicz, Applicant, Lech Lenczowski, Store General Manager, Earnest Luengen, Property Owner, Carl Billera, Realtor

Action: Peg Kennedy made a motion to approve the Special Exception to change from one non-conforming use to another with the following conditions; the store is to be a showroom only with the hours of 8:30-4:30 Monday thru Friday and 9-1 on Saturday, there are to be no deliveries of product to the showroom, and all signage needs to meet township ordinances since no relief was requested. The motion was seconded by Cherie Kavanaugh with all in agreement.

13-2 7:40 p.m. 177 N Greenwood Ave., First Baptist Church of Easton, is seeking a variance from sections 190-42I, 190-191A, and 190-215E(3) in order to have an additional building and use on a lot. The applicant is also seeking a front yard dimensional variance from section 190-42E(3). The requested variances are for a building that houses a school for education and religious studies for its parishioners. This property is located in a Medium Density Residential Zoning District.

Witnesses: None

Action: At the request of the applicant's attorney the hearing has been postponed due to illness, and the letter that was submitted waiving the 60 day requirement for a hearing to be heard under the Municipalities Planning Code was read into the minutes.

Having no further business to discuss, the hearing was adjourned at 8:15 p.m.

James F. Raudenbush
Zoning Officer