

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, March 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, Emilio DeNisi Board Member, James Raudenbush Zoning Administrator, and Court Reporter Ted Rewak.

Cherie Kavanaugh made a motion to accept the minutes of the February 5, 2013, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

13-3 7:30 p.m. Parcel M8NE2-24-5(Corner of Greenwood Ave and Division St), Nicholas Pugliese, 1072 Grand St., Phillipsburg NJ 08865 is seeking a variance from section 190-199 C(2) (e) in order to construct a single family dwelling on a non-conforming lot of record. This property is located in a High Density Residential Zoning District.

Witnesses: Nicholas Pugliese, Applicant, Kristin Kluskiewicz, 702 Oakwood St, Tara Youngkin, 700 Greenwood Ave, Nicholas Huff, 700 Greenwood Ave, Jim Wolfe (Partial Owner of 700 Greenwood Ave), 379 Firth St. Phillipsburg NJ, Karen and Greg Apgar, 3110 Division St.

Action: All of the testimony was presented for this hearing. Due to the size of the exhibit outlining the history of the parcel Atty. Noel will review the documents and deliberations will be held at the April 2, 2013 regularly scheduled zoning hearing.

13-4 7:40 p.m. Parcel M9SW1-13-7 (Located on Blair St south of Glen Ave), Nicholas Pugliese, 1072 Grand St, Phillipsburg NJ 08865 is seeking a variance from section 190-199 C(2) (e) in order to construct a single family dwelling on a non-conforming lot of record. A variance is also being requested from sections 190-192A (1) and 190-192A (3) in order to access the lot from a street that has not been improved to meet Township standards. This property is located in a Medium Density Residential Zoning District.

Witnesses: Nicholas Pugliese, Applicant, David Rapp 4421 Green Pond Rd. (Speaking for Mr. Sottosanti 1600 Blair St)

Action: Mike Mancino made a motion to approve the variance to build on a non-conforming lot of record. The variance was for the non-conforming lot's width and density. Mike Mancino then made a motion to deny the requested variance to have more than one house on a road that has not been improved to township standards, and that no certificate of occupancy will be issued to occupy the house until the road has been accepted by the township. 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: Pastor Arthur Gilmore, First Baptist Church of Easton, Michael Hosking Principal of School, 258 West Madison St, Easton, Jeanette and Mark Hammerstone, 2849 Green Pond Road, Chris Gilmore, 5746 Brandy Lane, Nazareth Pa

Action: Cherie Kavanaugh made a motion to grant the requested variances for a front yard setback and noted that a conditional use approval was previously given by the board of supervisors. Cherie noted that the approvals are for the building and use that currently exist on the lot, and are not to be construed as an approval for an additional building or use. The motion was seconded by Emilio DeNisi with all in agreement.

Having no further business to discuss, the hearing was adjourned at 11:30 p.m.

James F. Raudenbush
Zoning Officer