

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, March 7, 2017, 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, Emilio DeNisi Board Vice Chairman, Cherie Kavanaugh Board Member, Peg Kennedy Board Member, Kris Grube Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak..

Cherie Kavanaugh made a motion to approve the minutes from February 7, 2017. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

**17-07 7:00 p.m.** 734 Hickory Lane, Gene Dellavachia is seeking special exception from §190-38 B (Home Occupation, General) in order to operate his electrical contractor business out of his home. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Gene Dellavachia, applicant, Earnest Depaul, 726 Hickory Lane, Yasmin and Joe Sobanko, 805 Hickory Lane, Brian Hoyer, 800 Hickory Lane

**Action:** Charles Roseberry made a motion to approve the home occupation for an electrical contractor's business. If there are any vehicle signs, arrangements need to be made to have them covered while the vehicle is parked at the residence. Cherie Kavanaugh seconded the motion with the motion passing by a vote of 5-0.

**17-08 7:10 p.m.** 1116 Dunkle St, Scott Durnin from Ameriserve, Inc is seeking a special exception from §190-199 F(2) in order to change from one non-conforming use to another. The proposed use would be a plumbing business office, used to interview employees and park a truck in the lot. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Scott Durnin, applicant

**Action:** Cherie Kavanaugh made a motion to approve the change of a non-conforming use for a plumbing business office. Normal operating hours would be from 8 am to 5 pm Monday through Friday with an occasional employee showing up for service calls. All signage is to meet township ordinances since no relief was requested. Peg Kennedy seconded the motion with the motion passing by a vote of 5-0.

**17-9 7:20 p.m.** Parcel M8NE1-2-9 (Corner of Stones Crossing Rd and Arch St), Scott Holwick from Roof Over Head, LLC is seeking a special exception from §190-199C(2) in order to build a single family detached dwelling on a non-conforming lot of record. Mr. Holwick is also seeking a variance from section §190-42A(2) in order to have an on lot septic system on a lot that's less than one acre. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Scott Holwick, applicant

**Action:** The applicant failed to provide adequate proof of standing, so the hearing was continued to the next regularly scheduled hearing in April.

**17-02 7:30 p.m.** 3106-3142 William Penn Hwy, Stephen and Teresa Selvaggio, 22 S. Commerce Way, Suite 15 Bethlehem Pa 18017 are requesting variances from the following sections to develop Parcel M8NE2-11-3 (Tract 2) to the East of the Rosemont Shopping Center. The plan consists of two parcels, the western parcel (Tract1) is located in a General Commercial Zoning District and the lot to the east of the Rosemont Shopping Center (Tract 2) is located in a High Density Residential Zoning District. Both tracts are located within the William Penn Highway Overlay District.

-§190-262B(1) in order to have a 2340 square foot ground floor commercial use. Ground floor commercial uses are limited to a maximum of 1500 square feet.

-§190-168G(3) to have parking spaces that would be 5 feet from the proposed building. The ordinance requires a minimum of 10 feet between the parking spaces and any non-residential building.

-§190-265A(1)(b) to provide a 13 foot wide rear yard buffer. A minimum 20 foot wide rear yard buffer is required by ordinance.

-§190-53B- To have 78.9% impervious coverage and 21.1% of lot landscaping. A maximum of 70% impervious coverage and a minimum of 30% lot landscaping are permitted within a High Density Residential Zoning District.

**Witnesses:** None

**Action:** The applicant's attorney provided a letter requesting a continuance until the next regularly scheduled meeting in April and waiving the 60 day requirement to have a hearing upon filing an application.

Having no further business to discuss, the meeting was adjourned at 8:30 p.m.

James F. Raudenbush  
Zoning Officer