

## MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, April 1, 2014, at 7:30 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, Cherie Kavanaugh Board Member, Emilio DeNisi Board Member, Mike Mancino, Board Member, James Raudenbush, Zoning Administrator, Court Reporter Ted Rewak and Board Member Peg Kennedy was absent.

Cherie Kavanaugh then made a motion to accept the minutes of the March 4, 2014, zoning hearings. The motion was seconded by Mike Mancino, with all in agreement.

**14-3 7:30 p.m.** 1 Pink Rose Lane, Corinne Mammana, is seeking a Special Exception from section 190-38B to have a home occupation. The proposed Home Occupation would be for piano and vocal lessons. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Corinne Mammana, Applicant Louis Mammana, Jane Kapinas, 1807 East Hill Dr., Bethlehem Pa

**Action:** Cherie Kavanaugh made a motion to approve the Home Occupation as it was presented at the time of the hearing with no signage. The motion was seconded by Mike Mancino, and was approved with a 4-0 vote.

**14-4 7:40 p.m.** 3320 Nazareth Road, Jason Motto, 148 Brady Road Lake Hopatcong NJ 07849 is seeking a variance from sections 190-191A and 190-192C to add another use on a lot. The applicant would like to rent parking and storage space for trucks and trailers associated with the business Sunlight Water and Us. This property is located in a Low Density Residential Zoning District within the Rte. 248 Overlay District.

**Witnesses:** Jason Motto, Applicant Paul McLaine, Property Owner

**Action:** Mike Mancino made a motion to deny the application based on the lack of information that was provided to the board at the time of the hearing, and the proposed use is not permitted within the Low Density Residential or Rte. 248 Overlay district. The motion was seconded by Emilio DeNisi, and was approved with a 4-0 vote.

**14-5 7:50 p.m.** 3350 Nazareth Road, Blue Moo and Company, Brian and Michelle Crocefoglia, 131 Blackstone Drive, Wind Gap Pa 18091 is seeking a Special Exception from section from sections 190-199 F (1) and 190-199 F (2) in order to change from one non-conforming use to another non-conforming use. The proposed use would be for an ice cream shop that would be taking the place of a children's hair salon. This property is located in a Low density Residential Zoning District within the Rte. 248 Overlay District.

**Witnesses:** Brian and Michelle Crocefoglia, Applicants, Ted Lewis, Esq., Ken Estep, Mid Penn Engineering, Patricia Gould, 3557 Southwood Dr, Easton, Carl Mancino, Property Owner, Ken Janowicz, 48 George Ave., Nazareth Pa 18064

**Action:** Emilio DeNisi made a motion to approve the Special Exception to change from one non-conforming use to another non-conforming use with the following conditions. The applicant shall enter into a legally binding agreement next door(3340 Nazareth Rd) for additional parking, no parking trespassing signs are to be installed facing in the direction of Hawthorn Court to deter people from parking at the doctor's office to the North/West corner of the property, there are to be directional signs installed so the public knows that additional parking is available to the East of the property(3340 Nazareth Rd), all customer orders are to be placed inside the ice cream shop, there is to be no outside seating and the hours of operation are to be as was presented at the time of the hearing. The motion was seconded by Charles Roseberry, with Mike Mancino voting Yea and Cherie Kavanaugh voting Nay with the motion being approved by a 3 to 1 vote.

**14-6 8:00 p.m.** 3351 Nazareth Rd., Ken Janowicz, 48 George Ave Nazareth Pa 18064 is seeking a variance from section 190-191A in order to add an another use on the lot that Kasper Pool and Spa Supply is on. The proposed use would be for a Hookah Lounge with approximately 40 seats and a small retail outlet for e-cigarettes and hookah supplies. This property is located in a Planed Office/Business District within the Rte. 248 Overlay District.

**Witnesses:** Ken Janowicz, Applicant

**Action:** A letter from the Palmer Township Planning Commission dated January 17, 1997 (Exhibit T-3) was uncovered 24-48 hrs. prior to the date of the hearing. Mr. Janowicz was informed that due to the directives of the Township to his parents in 1997 about the future use of the lower level of their building, and since the proposed use is not similar to the prior “office type” of use that previously existed, he would have to proceed before Planning Commission with the initiation of a Conditional Use Application.

Having no further business to discuss, the hearing was adjourned at 10:30 p.m.

James F. Raudenbush  
Zoning Officer