

Witnesses: Michael Corriere, Esq. Applicants Attorney, Pastor Barry Webb, Fellowship Baptist Church, Jack Shoemaker, Applicant, Sue Franczak, 111 Wilden Dr., Betsy Little, 444 Berkley St., Tim Mills, 3301 Allen St.

Action: Charles Roseberry made a motion to grant a special exception for the temporary use of a church for not more than 9 months. The church shall direct its parishioners to use the Buchner Insurance Agency parking lot and to not park along Berkley Street. The motion was seconded by Peg Kennedy with the motion passing by a vote of 5-0.

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: Stephen Selvaggio, Applicant, James Preston, Esq., Applicants Atty., Dan Witczak, Acela Engineering, Nick Pugliese, 1072 Grand St., Phillipsburg NJ, Nicole Pugliese-Schneck, 3100 William Penn Hwy., Jamie Horinko, New Creation Church, 3730 Nicholas St.

Action: Cherie Kavanaugh made a motion to grant variances for sections 190-168G(3), 190-265A(1)(b) and 190-53B as was reflected on exhibit A-5 at the time of the hearing. Cherie Kavanaugh then made a motion to deny the requested variance form section 190-262B and to restrict the applicant to a maximum of 1500 square feet of commercial space on the ground floor of the building within the HDR Zoning District. The motion was seconded by Kris Grube with the motion passing by a vote of 4-1. Emilio DeNisi voted against the motion.

Having no further business to discuss, the meeting was adjourned at 10:20 p.m.

James F. Raudenbush
Zoning Officer