

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, May 1, 2018, 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 Vice Chairman Peg Kennedy Board Member, Kris Grube Board Member, Andrew Rossi Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

Peg Kennedy made a motion to approve the minutes from March 6, 2018. The motion was seconded by Emilio DeNisi and the minutes were approved by a vote of 5-0.

18-08 7:00 p.m. Parcel L8SE3-12-7 located on Charlotte Ave, Barry Fehnel from Colonial Builders is seeking a variance from §190-199.C.(2).(e) to build on a non-conforming lot of record that is 40' wide. Township ordinances require a minimum lot width of 60' measured at the minimum building setback line. This property is in a High Density Residential Zoning District.

Witnesses: Barry Fehnel, Applicant, Sylvia Gallop, 2459 Bonnie Lane

Action: Emilio DeNisi made a motion to approve the variance for the lot width to build on a non-conforming lot of record. The motion was seconded by Peg Kennedy with the motion passing by a vote of 5-0.

18-09 7:10 p.m. 530 Milford Street, Pennsylvania Venture Capital Inc. and Exchange 3 LLC, 823 3rd Street Whitehall Pa 18052 are requesting a variance from §190-112 to build a personal care home. The applicant is proposing to build the personal care home using the same footprint that was previously approved for an office building. Personal care homes are not a listed use within the Heavy Industrial/Mixed-Use Zoning District.

Witnesses: Mickey Thompson, Esq. PA Venture Capital, Dave Harte, Engineer PA Venture Capital, Peter Terry, Benchmark Engineering, Chuck Bruno, Palmer Township Solicitor

Action: Charles Roseberry made a motion to grant the variance to build a personal care home. The plans shall be submitted to the township planning director to determine the extent of review that's needed to move forward with the project. The motion was seconded by Kris Grube with the motion passing by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 9:40 p.m.

James F. Raudenbush
Zoning Officer