

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, May 2, 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 April 4, 2017. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

**17-13 7:00 p.m.** 2353 Newlins Mill Rd., Jerry Besko Jr. from Besko Outdoor Advertising is seeking a Special Exception under §190-6 to install a changeable L.E.D. sign face on a billboard along Rte. 33. This property is located in a Planned Office/Industrial Park Zoning District.

**Witnesses:** None

**Action:** At the request of the applicant the hearing was continued. The applicant provided a letter waiving the 60 day requirement to have a hearing.

**17-14 7:10 p.m.** 3520 Rocky Lane, Pennsylvania Department of Transportation, 3300 Freemansburg Ave, Easton Pa 18045 is seeking a variance from §190-169 in order to park a vehicle with a Class 5 registration in a Medium Density Residential zoning district.

**Witnesses:** Timothy and Megan Heimbach, 3520 Rocky Lane, Gregg Sigley, County Equipment Manager for PennDOT, Rodney Vanscavish, County Manager for PennDOT, Timothy Charlesworth, 7245 Myrtle Dr, Macungie Pa, Frank Lambert, 2704 Northview Ave.

**Action:** Kris Grube made a motion to approve the requested variance in order to park a class 5 PennDOT work truck in a residential zoning district, since the vehicle is necessary for Mr. Heimbach's occupation meeting the requirement of Section 190-169.A.3 (d). The motion was seconded by Cherie Kavanaugh with the motion passing by a vote of 5-0.

**17-15 7:20 p.m.** Parcel J8-27A-1 (Intersection of Main Street and Trolley Line Drive), Charles Chrin Real Estate Trust is seeking a variance from §190-297D(1) to allow for a building setback of more than 15 feet from the right of way of a public street. This property is located in the Main Street Commercial Overlay Zoning District.

**Witnesses:** Jim Chrin, Charles Chrin Real Estate Trust, Tim Charlesworth, Esq., Keith Ottes, Langan Engineering

**Action:** At the start of the hearing the applicant requested to amend the application to include buildings A1 and C1 as part of dimensional adjustments approved at the August, 2016 hearing. Since the modification was not a significant change that would impact adjoining property owners, the adjoining property owner being the same entity, and the property was posted correctly, the Board granted the requested amendment.

Emilio DeNisi made a motion to approve the dimensional variances for buildings A1, E1 and C1 as presented on exhibit A-8 at the time of the hearing. The motion was seconded by Peg Kennedy with the motion passing by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 8:40 p.m.

James F. Raudenbush  
Zoning Officer