

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, June 7, 2016, 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, Mike Mancino Vice Chairman, Cherie Kavanaugh Board Member, Peg Kennedy Board Member, Emilio DeNisi Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

Cherie Kavanaugh made a motion to approve the minutes of May 3, 2016. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

**16-7 7:00 p.m.** 3511 Nazareth Rd., Glen Ruehle from Moe's Southwest Grill is seeking a variance from section 190-184 A(4)(a) in order to install a second wall sign. When a lot has more than one commercial establishment on it, one wall sign is permitted for each establishment. This property is located in a General Commercial Zoning District.

**Witnesses:** Glen Ruehle, Applicant, Tom Ford, Esq. Paige Maitland, 3514 Nazareth Rd

**Action:** Mike Mancino made a motion to approve a second wall sign for the South East corner of the building with the total square footage of the two wall signs not exceeding 67 square feet, the signs shall be extinguished 30 minutes after the close of business and the colors were approved as shown at the time of the hearing. The 67 square feet of the wall signage accounts for the amount of space Moe's Southwest Grill is occupying within the building vs. the total amount of wall signage that's permitted on a lot with more than one commercial tenant. The motion was seconded by Emilio DeNisi with the motion passing with a 5-0 vote.

**16-8 7:10 p.m.** 3901 Freemansburg Ave/ 838 Stones Crossing Rd., B&P Holdings 2005 City Line Rd, Suite 106 Bethlehem, Pa 18017 is seeking a variance from section 190-215 I in order to have a one year extension on previous zoning variances to obtain permits for the construction of a financial institution. A use variance and dimensional variances for a financial institution were granted by the Zoning Board in April of 2009. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Joe Piperato, Esq., Obinna Ndukwe, 834 Stones Crossing Rd.

**Action:** Charles Roseberry made a motion to approve a one year extension on the Zoning Board Approval from April 20, 2009 for a financial institution only. The motion was seconded by Cherie Kavanaugh with the motion passing with a 5-0 vote.

**16-9 7:20 p.m.** Parcel J8-27A-1 (Intersection of Main Street and Trolley Line Drive) Charles Chrin real Estate Trust is seeking variance from section 190-297 F in order to build a hotel that is 4 stories or 50 feet in building height, a maximum building height of 2.5 stories or 35 feet, whichever is more restrictive is permitted. The applicant is also seeking a variance from section 190-297 D 1 in order to have buildings that would be further than 15 feet from the future right of way of a public street, a minimum of 5 feet and a maximum of 15 feet from the future right of way of any public street is permitted. This property is located in the Main Street Commercial Overlay District.

**Witnesses:** None

**None:** A letter provided by the applicants Atty. Timothy Charlesworth was read into the minutes requesting a continuance to the August 2, 2016 hearing and waiving the MPC requirement for holding a hearing within 60 days of receipt of an application.

Having no further business to discuss, the meeting was adjourned at 8:15 p.m.

James F. Raudenbush  
Zoning Officer