

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, July 5, 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, James Raudenbush Zoning Administrator, Court Reporter Ted Rewak and Board Member Kris Grube was absent.

Cherie Kavanaugh made a motion to approve the minutes from May 2, 2017. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 4-0.

17-17 7:00 p.m. 13 Grist Mill Lane, Milton Fedd III, 6 White Rose Lane, Easton Pa 18045 is seeking a Special Exception from §190-38 B for a General Home Occupation to operate a home salon. The proposed salon would occupy the same space that is used as a salon by the current owner of 13 Grist Mill Lane, approved by the Zoning Hearing Board in 2006. This property is in a Medium Density Residential Zoning District.

Witnesses: Milton Fedd III and Megan Leininger, applicants

Action: Peg Kennedy made a motion to approve the home occupation for a one-person salon with the hours requested on exhibit A-2, all business would be by appointment only, customers are required to park in the driveway and a one square foot sign attached to the primary residence is permitted. The motion was seconded by Emilio DeNisi with the motion passing by a vote of 4-0.

17-16 7:10 p.m. 1400 Bushkill Drive, Strausser Enterprises, Inc., 1110 Van Buren Rd, Easton PA 18045 is seeking to amend a Zoning Board Decision from the February 7, 2017 hearing. The applicant is looking for relief from condition 2(a) of the Zoning Hearing Board decision letter dated February 27, 2017, to remove the requirement for 16 parking spaces along Bushkill drive and the requirement for PennDOT approval of those spaces. This property is in a High Density Residential Zoning District.

Witnesses: Patrick Campbell, Atty., Travis Curly, Strausser Enterprises, Inc., Jeff Beavan, AASA Engineering, Michael Edgar, 1400 Bushkill Dr., Gary Vogt, 1400 Bushkill Dr., Richard Smith, 1400 Bushkill Dr.

Action: Cherie Kavanaugh made a motion to deny the request for another reduction in the off-street parking, and all the conditions listed in the February 27, 2017 letter are to be met. The motion was seconded by Charles Roseberry with the motion passing by a vote of 4-0.

17-18 7:20 p.m. 3050 Green Pond Road, John Reinhart from the Easton Area School District is seeking a variance from §190-144 E to exceed the maximum building height of 35 feet. The proposed height of the new Palmer Elementary School is 44' to allow for a three-story classroom wing. This property is in a Conservation and Recreation Zoning District.

Witnesses: Terry Faul, Atty., John Reinhart, Easton School District Superintendent, Randy Galiotto Architect Alloy 5, Richard Roseberry, Maser Engineering, Cynthia Mack, 2940 Liberty, David Miller, 19 Ridgewood Rd

Action: Charles Roseberry recused himself from the hearing due to a conflict of interest, Vice Chairman Emilio DeNisi filled in as Chairman. Peg Kennedy made a motion to approve the requested building height of 44' and the building shall be placed as per exhibit A-10, presented at the time of the hearing. As agreed to by the school district, there shall be a vegetative screen at a minimum height of 4' on the southern and eastern sides of the teachers parking lot to shield the adjoining properties from car lights. The motion was seconded by Cherie Kavanaugh with the motion passing by a vote of 3-0.

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

James F. Raudenbush
Zoning Officer