

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Thursday, July 14, 2016, at 7:00 P.M. in the Charles Chrin Community Center, 4100 Green Pond Road, 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 June 7, 2016. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 5-0.

16-10 7:00 p.m. 3100 Charlotte Ave. (Parcel L8-25-2), Jeff Acopian from the Acopian Technical Company is seeking a substantive challenge to adoption of ordinance No. 2016-444, which changed the zoning of Parcel L8-25-2 from Light Industrial to High Density Residential. The applicant feels the amendment to the zoning map constitutes reverse spot zoning, spot zoning, or hybrid thereof, creating a Light Industrial island of the applicants property located at 131 Loomis Street.

Witnesses: Jeff Acopian, Acopian Technical Company, Gary Asteak, Esq., Lisa Pereira Esq Palmer Point LLC, Charles Bruno, Township Solicitor, Thomas Stitt Esq. Skyview LLC and Colonial Gardens Manager

Action: All the exhibits that were provided in the zoning board members packets were read into the minutes and brief opening statements were given by Atty. Asteak and Atty. Bruno. The record will be open for factual supplementation for 10 days; however, the record will remain open until August 18, 2016, at which time all attorneys' legal briefs must be submitted to the Solicitor to the Board. At that point, the Record will be deemed closed. Thereafter, the Board will inform its Solicitor as to whether it wishes oral argument from counsel. If so, the Solicitor will inform all counsel and plan for either presentation on September 7, if everyone is available, or a special date.

Having no further business to discuss, the meeting was adjourned at 8:00 p.m.

James F. Raudenbush
Zoning Officer