

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, August 2, 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 July 14, 2016. The motion was seconded by Mike Mancino and the minutes were approved by a vote of 5-0.

16-11 7:00 p.m. Leeman St. Parcels M9NW4-6-16 and M9NW4-6-17 Christian Scheuermann is seeking relief to modify a Zoning Board decision from October 14 2014. In the October 14 decision letter a paper alley along the Northern edge of the lot was supposed to be paved, but due to the existing conditions it is not physically possible to use the paper alley. This property is located in a Medium Density Residential Zoning District.

Witnesses: Chris Scheuermann, Applicant, Joe Locicero, Property Owner, Jane Race, 2608 Freemansburg Ave

Action: At the request of the applicant, the hearing was continued until the next regularly scheduled meeting in September.

16-12 7:10 p.m. 3509-3515 Nazareth Rd. Strausser Enterprises Inc. is seeking variances from sections 190-183A in order to have a freestanding sign that's 15' high (a 10' maximum height is permitted by ordinance) and 190-183 B in order to have a portion of a freestanding sign within the 6' minimum height requirement for a freestanding sign that's less than 20' from the existing street right of way in a General Commercial Zoning District. The proposed sign is for a new building on Lot 2 of the Northwood Center Shopping Center.

Witnesses: Gary Strausser, Applicant, Scott Frankenfield, Strausser Enterprises

Action: Emilio DeNisi made a motion to grant the variances for the sign height of 15' and for a portion of the sign to be located within the 6' minimum height requirement. All other sections of the sign ordinance are to be met since no other variances were requested. The motion was seconded by Mike Mancino with the motion passing with a vote of 5-0.

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 form 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: Timothy Charlesworth, Esq., Michael Stershic, President Discover Lehigh Valley, Roger Mellin, Chrin Companies, Gregory Elko, Langan Engineering, Michael Boden, Commercial Real Estate Broker

None: Mike Mancino made a motion to approve the requested variances and the height variance was approved upon condition that the applicant consult with the Fire Commissioner to determine appropriate access points to the hotel roof and height of the parapet wall at such locations. The motion was seconded by Cherie Kavanaugh with the motion passing with a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 9:15 p.m.

James F. Raudenbush
Zoning Officer