

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, August 4, 2015, 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 Board Vice Chairman, Cherie Kavanaugh Board Member, Emilio DeNisi Board Member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

Cherie Kavanaugh made a motion to accept the minutes of the June 2, 2015, zoning hearings. The motion was seconded by Mike Mancino, with the minutes approved by a 5-0 vote.

15-2 7:00 p.m. 2517 Seip Ave, Viviana Moreta is seeking a special exception from section 190-38B in order to have a general home occupation. The home occupation would be for an aesthetics business. This property is located in a Medium Density Residential Zoning District.

Witnesses: Martin Rodriguez, Applicant, Viviana Moreta, Applicant, Jim Neff, 2515 Seip Ave, Gene Pittack, 2604 Seip Ave

Action: Peg Kennedy made a motion to approve the home occupation with the following conditions. The business will be by appointment only, with the hours of 9-9 Monday thru Friday and Saturday hours of 9:30-1. There will be no employees and a one square foot sign is permitted to be affixed to the house. The motion was seconded by Cherie Kavanaugh and was approved by a vote of 5-0.

15-3 7:10 p.m. 2400 Northampton St., JERC Partners XXIX, LLC, 171 Route 173, Suite 201, Asbury NJ 08802 is seeking a variance from section 190-168G(4) in order to have parking within 30 feet of a minor arterial street. A 30 foot setback from an arterial street is required for lots that have 60 or more off street parking spaces. This property is located in a Light Industrial Zoning District.

Witnesses: Catherine Durso, Esq., Joseph Correia, J.G. Petrucci, Rocco Caracciolo, Pennoni Engineering

Action: Mike Mancino made a motion to approve the requested variance as it was presented using exhibits A-6 and A-7 at the time of the hearing. The motion was seconded by Emilio DeNisi and was approved by a vote of 5-0.

15-4 7:20 p.m. Parcel K8-10A-1-0324(Located on the Western side of Van Buren Rd between Newlins Mill Rd and CorriereRd) , Triple Net Investments XXXVII, L.P., 171 Route 173, Suite 201, Asbury NJ 08802 is seeking a special exception from section 190-154K(2) in order to build a road within the floodplain. The applicant is also seeking a variance from section 190-210B(33)(j) as it pertains to the off street parking requirements for a distribution center. This property is located in a Planned Industrial/Commercial Zoning District.

Witnesses: Tim Siegfried, Esq., Peter Polt J.G. Petrucci, George Hartman, Bohler Engineering, Dave Monaghan, 12 Glasgow Way, Jeanne Hvidding, 122 Glenmoor Circle, John Halligan, 12 Canterbury Ln., Walter Hellwig, 74 Glenmoor Ct., Michael Stocker, 3804 Hollo Rd., Harry Graak, 101 Mauch Chunk St., Nazareth Pa 18064

Action: Charlie Roseberry made a motion to approve the special exception to build a road within the floodplain at the location that was presented at the time of the hearing. Charlie then made a motion to deny the variance for the off street parking requirements for a distribution center since there was a lack of information regarding the specific use. The motion was seconded by Emilio DeNisi and was approved by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 9:50 p.m.

James F. Raudenbush
Zoning Officer