

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, August 5, 2014, at 7:30 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Maura McGuire Esq. substituting for Nick Noel, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Cherie Kavanaugh Board Member, Emilio DeNisi Board Member, Mike Mancino Board Member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator, and Court Reporter Ted Rewak.

Cherie Kavanaugh then made a motion to accept the minutes of the June 3, 2014, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

**14-10 7:30 p.m.** Parcel M9NW4-17-11(Pike St), Colonial Builders Inc. is seeking a variance from section 190-199 C (2) (e) in order to build a single family dwelling on a non-conforming lot. A variance is being requested because the non-conforming lot is unable to meet the minimum lot width at the building setback line and the minimum lot area. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Barry Fehnel, Applicant, Guy Ehler, 328 Pike St, Kenneth Crouse, 324 Pike St, Sandra Rice, 312 Pike St

**Action:** Mike Mancino made a motion to grant the variance in order to build on a non-conforming lot of record. There are no restrictions on the style of house to be built, but the house must meet all the setbacks presented at the time of the hearing. The motion was seconded by Emilio Denisi, and was approved by a vote of 4-0. Peg Kennedy abstained from voting.

**14-11 7:40 p.m.** 541 Milford Street, American Family Services Foundation, 141 Claremont Ave., Tamaqua Pa 18252. The applicant is seeking variances from the following sections;

Section 190-116C (2) in order to increase the impervious coverage on the lot. American Family Services, Inc. was given permission by the Zoning Board in 1990 to exceed the maximum impervious coverage of 65%. The proposed impervious coverage would be for an additional 1%.

Section 190-116D in order to have a front yard setback of 32 feet for the proposed addition. A minimum front yard setback of 40 feet is required.

Section 190-168G (3) in order to have a parking space within 10 feet of a non-residential principal building.

The applicant is also seeking an interpretation pursuant to 190-215E (1) (a) that the proposed use of a lending library is customarily incidental to the current permitted use, or in the alternative, a variance for the accessory use pursuant to 190-215E (3). This property is located in a Heavy Industrial Zoning District.

**Witnesses:** Paul Harak, Atty., Mark Tripp, President. CEO, American Family Services Foundation

**Action:** Charles Roseberry made a motion to approve the proposed use but to deny all of the other variances on the application. The motion was seconded by Cherie Kavanaugh and was approved by a vote of 3-1. Emilio DeNisi voted against the motion and Mike Mancino abstained from voting.

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

James F. Raudenbush  
Zoning Officer