

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, August 6, 2013, 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 Nicholas Noel III, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Peg Kennedy Board Member, Cherie Kavanaugh Board Member, Mike Mancino, Board Member, Emilio DeNisi Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

13-11 7:30 p.m. 1223 Pine Grove Dr., Darlene Newman is seeking relief from section 190-29 C in order to have a general home occupation consisting of a beauty salon. This property is located in a Low Density Residential Zoning District.

Witnesses: Darlene Newman, Applicant, Peter Cummings, 1224 Pine Grove Dr, Doug Brundin, 1220 Pine Grove Dr., Jonelle Mackus, 1223 Pine Grove Dr., Jonathan Miller, 1221 Pine Grove Dr., Jay Newman, 1223 Pine Grove Dr

Motion: Cherie Kavanaugh made a motion to approve the application for a beauty salon with the following conditions: the salon will operate by appointment only with a maximum of 4 clients a day and the hours will be 8-4 Tuesday thru Friday. The motion was seconded by Peg Kennedy with all in agreement.

13-12 7:40 p.m. 221 Applewood Dr., Michael Vas is seeking relief from section 190-29 C in order to have a general home occupation consisting of a lawn care service. This property is located in a Low Density Residential Zoning District.

Witnesses: Michael Vas, Applicant, Joseph and Ginger Vas, 3751 Mountain View Ave., Donald and Sue Himmelreich, 216 Applewood Dr., Bob and Karen Miller, 2705 Chain Dam Rd., Willaim Koch, 225 Applewood Dr., Kay Pittman, 213 Applewood Dr., Andrew Rossi, 1771 Mine Lane Rd., Ryan Himmelreich, 5521 Tanglewood Dr, Allentown, Jason Dietterick, 2380 Black River Rd. Bethlehem

Motion: Emilio Denisi made a motion to approve the application for a lawn care service with the following conditions: The business is to be operated as a solo operation with no employees or non-paid helpers associated with the lawn care business coming to the residence, all equipment is to be stored inside with exception to the truck and trailer that is to be kept in the driveway, and there shall be no noise associated with the business between the hours of 9:00 p.m. and 7:30 a.m.. The motion was seconded by Mike Mancino with Peg Kennedy voting in favor of the motion, Charles Roseberry and Cherie Kavanaugh voted against the motion. The final vote was 3-2 to approve the Special Exception.

13-13 7:50 p.m. 3340 Bridlepath Rd., Scott and Evonne Blocker are seeking a variance form section 190-211E(7)(c)[1] in order to have a 6' privacy fence in the required front yard. This property is located in a Low Density Residential Zoning District.

Witnesses: Scott and Evonne Blocker, Applicants, Ann Marie Panella, 15 Marc Ln., Mark Broadbent and Nancy Schneiderman Broadbent, 21 Marc Ln., Wendi Denbleyker, 3333 Sherwood Rd

Motion: Mike Mancino made a motion to approve a variance for a fence that exceeds 4' in height and does not have a 1:1 ratio that's located in the front yard due to a unique set of circumstances surrounding the needs of a child located within the neighborhood. The motion was seconded by Peg Kennedy with all in agreement.

13-14 8:00 p.m. 2471-2481 Park Ave (Palmer Park Mall), Rack Room Shoes, is seeking a variance from section 190-184A4 (a) to install additional wall signage. The signage is part of a new entrance being installed for Rack Room Shoes. The ordinance restricts wall signage to a maximum of 200 square feet for more than one commercial establishment on a lot. This property is located in a Planned Commercial Zoning District.

Witnesses: Thomas Elliot, Esq., Andrew Roberts, Project Manager of Rack Room Shoes, Ed and Kathleen Roberts, 2410 Park Ave.

Motion: Charles Roseberry made a motion to approve the application as was presented at the time of the hearing. The motion was seconded by Mike Mancino with all in agreement. The motion was contingent upon the applicant providing a copy of a lease agreement to the solicitor.

13-15 8:10 p.m. 3701 William Penn Highway, Jack and Jackie Shoemaker are seeking relief from section 190-191A in order to put up a partition wall within an existing building to house two uses. The spaces would be for a used book store and a surveyors office. A variance is also being sought from section 190-174B in order to have a sign that has more than three colors. This property is located in a General Commercial Zoning District within the William Penn Highway Overlay District.

Witnesses: Jack and Jackie Shoemaker, Applicants

Motion: Charles Roseberry made a motion to approve two uses within the existing building but to deny the requested variance for a sign that has more than three colors. The motion was seconded by Peg Kennedy with all in agreement.

Having no further business to discuss, the hearing was adjourned at 11:30 p.m.

James F. Raudenbush
Zoning Officer