

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, September 1, 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 August 4, 2015, zoning hearings. The motion was seconded by Peg Kennedy, with the minutes approved by a 5-0 vote.

15-5 7:00 p.m. 2908 Clayton St., Dana Cummings is seeking a special exception from section 190-38B in order to have a general home occupation. The home occupation would be for Mr. Cummings to offer music lessons. This property is located in a Medium Density Residential Zoning District.

Witnesses: Dana Cummings, Applicant

Action: Peg Kennedy made a motion to approve the home occupation with the following conditions. Lessons are to be offered by appointment only Monday through Saturday between the hours of 10 a.m. to 8 pm. with none of the lessons abutting to help with parking. The motion was seconded by Mike Mancino and was approved by a vote of 5-0.

15-6 7:10 p.m. 621 S 27th Street, Eissa Hassanein from the Signature Construction Group LLC is variance from section 190-53A for lot area and tract size. Section 190-53A requires a minimum lot area of 6000 square feet and a tract size of 12000 square feet for a single family semidetached dwelling within a High Density residential zoning district. The applicant is proposing to subdivide a 5400 square foot lot into two 2700 square foot lots. The applicant is also requesting a variance from section 190-53F in order to build a dwelling that's three stories; a maximum of 2.5 stories is permitted by ordinance.

Witnesses: Eissa Hassanein, applicant, Terry DeGroot, Terraform Engineering, Erich Schock, Applicants Atty., Chuck Bruno, Township Solicitor, Karen Leiser, 617 S. 27th Street, Deidre Simmons, 625 S. 27th Street., Loshaun Simmons, 716 N. New Street, Alice and Ed Dietrich, 55 Park Place, Easton

Action: Charles Roseberry made a motion to deny the application since the application failed to meet the standards for the grant of a variance under the Municipalities Planning Code as incorporated in the Palmer Township Zoning Ordinance at Sec. 190-215.E (3), (b). The motion was seconded by Cheries Kavanaugh passing with a vote of 3-2. Emilio DeNisi and Mike Mancino voted against the motion.

15-7 7:20p.m. 3905 Freemansburg Ave, Mario Famularo from LNG 1, LLC, 700 Cattell Street, Easton Pa 18042 is seeking a use variance from Article VI Section 190-36 et. seq. in order to develop a pad site to lease to Somerset Tire Services, Inc. This property is located in a Medium Density Residential Zoning District.

Witnesses: Mario Famularo, Applicant, Stan Margle, Applicants Atty., Chuck Bruno Township Solicitor

Action: Due to the length of the hearing and the need for additional witnesses the applicant requested a continuance. Atty. Margle verbalized the continuance request and waived any time deadlines under the MPC for the record. The hearing will be placed on the October 7, 2015 zoning hearing board agenda.

Having no further business to discuss, the meeting was adjourned at 10:20 p.m.

James F. Raudenbush
Zoning Officer