

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, September 3, 2014, at 7:30 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, 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 August 5, 2014, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

14-12 7:30 p.m. Parcels M8NE2-25-1, 2 and 3(Located on Division St. between Oakwood St. and Milford St.), Nick Pugliese, 1072 Grand St. Phillipsburg NJ 08865 is seeking variances from the following sections in order to build 2-2 family semi-detached dwellings;

Section 190-53A relating to the minimum lot area, minimum lot width at the building setback line and the minimum lot width at the edge of the existing right-of-way.

Section 190-168C(2) in order to have an aisle width of 24' for two way traffic.

The parcels are located in a High Density Residential Zoning District.

Witnesses: Nick Pugliese, Applicant, Gene Weber, Engineer, Steve Goudsouzian Esq.

Action: The board started by discussing whether the parcels were considered a tract or a lot. After reviewing the definitions within the Zoning Ordinance the board agreed that the parcels met the definition of a tract more than a lot. Since the parcels are considered a tract no variance was needed for the minimum lot area. Mike Mancino then made a motion to grant the requested variances for the parking aisle width, the minimum tract width at the building setback line and the minimum tract width at the edge of the existing right-of-way. The motion was seconded by Cherie Kavanaugh with the motion passing with a 5-0 vote.

14-13 7:40 p.m. 3905 Freemansburg Ave., Mario Famularo of LNG 1, LLC 700 Cattell St., Easton Pa 18042 is seeking a use variance within a Medium Density Residential Zoning District Article VI., 190-36 et. seq. for a service station (STS, Somerset Tire Services, Inc). The service station would be located on one of two pad sites the applicant is proposing to develop.

Witnesses: None

Action: At the request of Atty. Preston the hearing will be continued and the 60 day deadline to hold a hearing has been waived in this matter.

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

James F. Raudenbush
Zoning Officer