

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Wednesday, September 7, 2011, at 7:30 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nicholas Noel III, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Cherie Kavanaugh Board Member, Dan Carravetta Board Member, Peg Kennedy Alternate Board Member, James Raudenbush, Zoning Officer, and Court Reporter Ted Rewak.

Cherie Kavanaugh made a motion to accept the minutes of the July 6, 2011, zoning hearings. The motion was seconded by Dan Caravetta, with all in agreement.

11-14 7:30 p.m. 2515 Swanson St, Vera Sonnenberg is seeking a variance from section 190-42F (1) in order to have a principal structure that is located 5' from the side property line. A minimum aggregate side yard setback width of 25' is required, with the width of the narrower side not being less than 10'. This property is located in a Medium Density Residential Zoning District.

Witnesses: Vera Sonnenberg, Stan Margle, Atty

Action: At the request of the applicant the record was held open so there could be pictures provided for the Zoning Boards consideration at the October 4, 2011 hearing. Dan Caravetta made a motion to have Solicitor Noel subpoena AndreJacks' General Contracting to appear with requested documents on October 4, 2011 at which time the hearing will continue. The motion was seconded by Cherie Kavanaugh with all in agreement.

11-15 7:40 p.m. 701 Oakwood St, Colonial Builders, Inc., 4677 Stafford Ave, Bethlehem Pa 18020 is seeking a variance from section 190-199 C(2)(a)[5] in order to have front yard setback of 20'-6". A Minimum front yard setback of 30' is required in a High Density Residential Zoning District. In August of 2010 the Zoning Board granted a Special Exception to construct a house facing Division St., the applicant would now like to have the house facing Oakwood St.

Witnesses: Barry Fehnel, Matthew Villano, 36N. 3rd St. Easton son of Maryilyn Villano, 699 Oakwood St

Action: Dan Caravetta recused himself from this hearing, and Peg Kennedy substituted as a board member. Cherie Kavanaugh made a motion to approve the front yard dimensional variance in order to construct a house that would face Oakwood St. The motion was seconded by Peg Kennedy with all in agreement.

11-16 7:50 p.m. Lot M8SE2-25-18 located on Applewood Drive, Nancy Green , 4330 Fairway Dr., Easton Pa 18045 is seeking variances from sections 190-33A relating to lot density, and section 190-33B(2) relating to the minimum lot width at the required minimum building setback line, to allow the construction of a single family residence. This Property is located in a Low Density Residential Zoning District

Witnesses: None

Action: At the request of the applicant's attorney (Daniel Cohen) the hearing has been postponed due to the lack of a site plan. Atty. Cohen asked that they be placed on the October 4, 2011 hearing.

11-17 8:00 p.m. 2445 Lawnherst Ave., Suriya Enterprises, LLC, 244 Cobblestone Drive, Bethlehem, Pa 18020, is seeking variances in order to convert an existing single family dwelling into a doctor's office. Relief is being sought from sections 190-168C in order to have a two way traffic aisle width of 18' (25' is required by ordinance), section 190-168D (1) (a) [1] in order to have an access drive with a width of 18' (a minimum of 10' is required by ordinance), and a variance or in the alternative a deferral from section 190-254 to be able to not install sidewalks within the Route 248 Overlay District. The applicant would also like confirmation that the proposed board on board fence meets the requirement of section 190-194D (4) (c). This property is located in a Medium Density Residential Zoning District within the Route 248 Overlay District.

Witnesses: Terry DeGroot P.E., TerraForm Engineering, Suneel Valla, Principal of Suriya Enterprises

Action: Dan Caravetta made a motion to approve all the requested variances as presented on exhibit A-4 at the time of the hearing. Dan Caravetta then made a motion to restrict the use to one physician, that a second tenant would not be allowed in the future, and the three parking spaces in the front would be posted and reserved for employees. The motion was seconded by Cherie Kavanaugh with all in agreement.

Having no further business to discuss, the hearing was adjourned at 10:00p.m.

James F. Raudenbush
Zoning Officer