

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, November 4, 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.

Charles Roseberry made a motion to approve the minutes from September 1, 2015. The motion was seconded by Emilio DeNisi and the minutes were approved by a vote of 5-0.

Cherie Kavanaugh made a motion to approve the minutes of October 7, 2015. The motion was seconded by Mike Mancino and the minutes were approved by a vote of 5-0.

15-8 7:00 p.m. 2756 Victoria Ln., Gerald and Barbara Bajkowski are seeking a variance from section 190-211E(7) (c) (1) in order to install a 5' high picket fence in a required front yard. The proposed fence location is around the side and rear of the residence that has a street running along the rear of the residence. The property is located in a High Density Residential-2 Zoning District.

Witnesses: Gerald and Barbara Bajkowski, Applicants

Action: Mike Mancino made a motion to approve the requested variance as it was presented at the time of the hearing. The motion was seconded by Peg Kennedy and was approved by a vote of 5-0.

15-9 7:10 p.m. 2916 William Penn Highway, Easton Industrial Affiliates, 215 Nassau St., Princeton NJ 08542, is seeking a variance from section 190-191A in order to have a second use on a property. The second tenant would be Eastern Exterior Wall Systems who would use their portion of the property for metal product storage and fabrication. This property is located in a Heavy Industrial Zoning District.

Witnesses: Richard Thyphin, Manager Easton Industrial Affiliates, Erich Schock, Atty., John Marcon, Pres/COO Eastern Exterior Wall Systems

Action: Cherie Kavanaugh made a motion to grant a special exception in order to have a second use within an existing building consisting of Eastern Exterior Wall Systems. The motion was seconded by Emilio DeNisi and was approved by a vote of 5-0.

15-7 7:00p.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., Deborah Catalano, Mavis Tire VP of Real Estate, Mark Buchvalt, Engineer, Sue Capabianco, Real Estate Broker, Chuck Bruno Township Solicitor, Suzanne Baer, 201 Berks St., Obi Nidukwe, 834 Stones Crossing Rd., Dave Cantrel, 3923 Freemansburg Ave., Judith Stanczak, 3721 Timberlane Dr., Diane Stanczak, 3721 Timberlane Dr., Howard and Cathleen Martin, 3828 Haupt St., Ralph Snyder, 825 Stones Crossing Rd., James Slater, 1800 Riesling Dr. Easton 18045.

Action: Charles Roseberry made a motion to deny the application for a use variance because the applicant failed to meet the legal standard under the MPC (Municipalities Planning Code) to grant the requested variance. The motion was seconded by Peg Kennedy with the motion passing with a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 9:30 p.m.

James F. Raudenbush
Zoning Officer