

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, November 5, 2013, 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, 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.

Cherie Kavanaugh made a motion to approve the minutes of the August 6, 2013 zoning hearing. The motion was seconded by Mike Mancino, with all in agreement.

13-16 7:30 p.m. 2627 Spring Garden St., Katerina Loukas is seeking relief from section 190-38 B in order to have a general home occupation consisting of a barber shop. This property is located in a Medium Density Residential Zoning District.

Witnesses: Louis Loukas, Property Owner, Katerina Loukas, Applicant

Motion: Emilio DeNisi made a motion to grant the special exception for a barber shop. As part of the motion, the business will be by appointment only and all signage, parking and hours of operation will meet township ordinances since no relief was requested. The motion was seconded by Michael Manicino with all in agreement.

13-17 7:40 p.m. 2547 Broad St., Jay Miller General Contractors Inc., 2365 N. Delaware Dr., Easton Pa 18040 is seeking a dimensional variance from section 190-194B(5)(a). The requested relief is for a porch roof that will be covering an existing patio. This property is located in a Medium Density Residential Zoning District.

Witnesses: Robert Nitchkey, Sr., Property Owner, Robert Nitchkey, Jr, Esq.

Motion: Peg Kennedy made a motion to approve the dimensional variance in order to build a porch roof that will be 21' off the edge of Phillip St. The motion was seconded by Cherie Kavanaugh with all in agreement.

13-18 7:50 p.m. 2911 Old Nazareth Rd.(Palmer Express Mart), Brian Solomon 139 River St. Rear, Jessup Pa 18434 is seeking variances from the following sections; 190-174 B in order to have a sign that has more than three colors, 190-161D(1) in order to have an internally illuminated sign that has a light background, and 190-189B(1) in order to have an electronically changing message sign that is within 200 feet of a residential zoning district. This property is located in a General Commercial Zoning District.

Witnesses: None

Motion: The applicant and/or a representative failed to show up for the scheduled hearing time. No action was taken on this hearing and the application was withdrawn. The application was "deemed withdrawn" due to applicant's failure to attend. Applicant will be required to submit a new application and associated fees.

Having no further business to discuss, the hearing was adjourned at 9:00 p.m.

James F. Raudenbush
Zoning Officer