

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, December 5, 2017, 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, Emilio DeNisi Board Vice Chairman, Cherie Kavanaugh Board Member, Kris Grube Board Member, James Raudenbush Zoning Administrator, Court Reporter Ted Rewak. and Board Member Peg Kennedy was absent.

Cherie Kavanaugh made a motion to approve the minutes from October 3, 2017. The motion was seconded by Kris Grube and the minutes were approved by a vote of 4-0.

**17-25 7:00 p.m.** 3111 John St., Michelle K Webb is seeking a special exception from §190-38.B. for a general home occupation to practice massage therapy. This property is in a Medium Density Residential Zoning District.

**Witnesses:** Michelle Webb, Applicant, Terressa and Conrad Mick, 3114 John St., Rich Kozicki, 3106 John St., Chrstine VanSyckle-Fortsch, 3110 John St.

**Action:** Kris Grube made a motion to grant the special exception for a general home occupation. The massage therapy appointments will be staggered with no overlap, the hours of operation will be 6:30pm to 9:00pm Monday and Wednesday, 9am to 12pm Saturday and 4pm to 9pm Sunday with the customers parking in the driveway. There was no sign relief granted since no signage was requested. The motion was seconded by Cherie Kavanaugh with the motion passing by a vote of 4-0.

**17-26 7:10 p.m.** 3701 William Penn Hwy, Barry Webb from Jaxon 2 Enterprises LLC is requesting a one year extension from a zoning hearing board decision dated April 13,2017. The requested extension is so the Fellowship Baptist Church can continue to use a portion of the building for church services/activities. This property is in a General Commercial Zoning District within the William Penn Highway Overlay District.

**Witnesses:** Pastor Barry Webb, First Baptist Church, Jackie Shoemaker, Jaxon 2 Enterprises LLC

**Action:** Kris Grube made a motion to grant a 6 month extension to the zoning decision from April 13, 2017. The motion was seconded by Emilio Denisi with the motion passing by a vote of 4-0.

**17-27 7:20 p.m.** 10 Millbrook Ct., Manuchka Decamp, 22 White Rose Ln, Easton 18045, is appealing the refusal to issue an occupancy permit to operate a group home, because the use is permitted by right as a single-family detached dwelling under §190-37 and §190-13 (definition of "Family"). In the alternative, the applicant is requesting a special exception from §190-38.G. to operate a group home. This property is in a Medium Density Residential Zoning District.

**Witnesses:** Manuchka Decamp, Applicant, Atty. John Rule, Elizabeth Halvorsen, 26 Country Side Ct, Stewart Smith, 21 Millbrook Ct., Tamara Hayes, 1036 Broadway Bethlehem Pa, Jeff Kiska, 4 Tulip Ct., Jerry Adams, 13 Millbrook Ct., Richard Himstedt, 11 Millbrook Ct., Ron Jung, 4 Moss Ct., Wallace McKinnon, 2829 Hillcrest Dr. Coplay Pa, Dr. Sarah McKinnon, 109 E. Northampton St. Bath Pa, Margie Derenzis, 50 Clairmont Ave, James Pearson, 16 Millbrook Ct.

**Action:** Emilio Denisi made a motion to grant the special exception for a group home since all the conditions listed under section §190-210C(19) (Group Home) have been met. As per the applicant there will be a maximum of three people at this location, currently there are two individuals living in the home. The motion was seconded by Kris Grube with the motion passing by a vote of 4-0.

**OVER>>>>>>**

**17-28 7:30 p.m.** 1492 Van Buren Road, Frank A. Greek, Jr. from FGC Van Buren Rd. Partners, LLC. located at 33 Cotters Lane, East Brunswick NJ 08816 is requesting a special exception from §190-154.K. to do work within a floodplain. The work would consist of the construction of a road, culvert, storm sewer and grading of land. This property is located within a Planned Industrial/Commercial Zoning District.

**Witnesses:** None

**Action:** At the request of the applicant the hearing was continued until the next regularly scheduled zoning board meeting on January 3, 2018.

Having no further business to discuss, the meeting was adjourned at 9:50 p.m.

James F. Raudenbush  
Zoning Officer