

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, December 6, 2016, 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 Member, Cherie Kavanaugh Board Member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak. Board member Kris Grube was not in attendance.

Cherie Kavanaugh made a motion to approve the minutes of October 4, 2016. The motion was seconded by Peg Kennedy and the minutes were approved by a vote of 4-0.

16-15 7:00 p.m. 3042 Hecktown Rd, Karen Miller from Jay Miller General Contractors, 2365 North Delaware Dr, Easton Pa 18040 is seeking a side yard dimensional variance from section §190-42 F (1) in order to build a garage addition. The proposed garage addition would have a side yard setback of 5 feet. In a Medium Density Residential Zoning District, there shall be two side yards with an aggregate width of not less than 25 feet, and the width of the narrower side shall not be less than 10 feet.

Witnesses: Jay and Karen Miller, Applicants, Daniel Cohen, Esq., Rachela Rivera, 3042 Hecktown Rd., Daniel Border, 3046 Hecktown Rd., Tom Grube, 3047 Hecktown Rd.

Action: Cherie Kavanaugh made a motion to approve a 10' wide by 45' deep garage addition. The motion would provide the minimum variance to afford relief for addition and would leave a side yard setback of 7'. The motion was seconded by Charlie Roseberry with the motion passing by a vote of 3-1. Emilio Denisi voted against the motion.

16-16 7:10 p.m. 3134 William Penn Highway (Planet Fitness), David Delossantos from D-Signs, 614 Alaska St., Bethlehem Pa 18015 is seeking a variance from section §190-174 B in order to have a sign with 4 colors. A maximum of three colors are permitted by ordinance. This property is located in a General Commercial Zoning District within the William Penn Highway Overlay District.

Witnesses: David Delossantos, D-Signs, Vishal Dadhanian, Planet Fitness Franchisee, Mayank Jasani, Planet Fitness Franchisee

Action: Deliberations for the hearing have been tentatively scheduled to be held at the Palmer Municipal Building on December 19, 2016 starting at 11:00 a.m...

In order for deliberations to be held the applicant shall provide Atty. Noel with proof of standing along with an affidavit from the property owner. The affidavit should state the property owner is aware that a maximum of 200 square feet of wall signage is permitted for all the businesses on site and they are ok with Planet Fitness using up approximately three quarters of the available wall signage. The proof of standing and affidavit needs to be submitted to Atty. Noel by no later than December 15, 2016, otherwise the appeal is denied.

16-17 7:20 p.m. 2510 Freemansburg Ave. (Aldi Food Market), Jeffery Carson on behalf of Aldi Food Market is seeking a variance from section §190-184(3)(a) in order to add signage to the building facades facing Freemansburg Ave and 25th St.. In a General Commercial Zoning District, one wall sign shall be permitted for each wall facing a public street, each with a total area not to exceed 10% of the total building face on which the sign is located. The maximum total wall sign area shall be 60 square feet.

Witnesses: None

Action: At the request of the applicant, the hearing has been continued to the regularly scheduled January 4 zoning hearing. The applicant provided a letter that was read into the minutes, waiving the 60-day requirement under the MPC to have a hearing.

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16-18 7:30 p.m. 2417-2481 Park Ave. (Palmer Park Mall) located within a Planned Commercial zoning District. Kathy Hawley from Palmer Park LP is requesting a special exception and variances from the following sections for the replacement and addition of signage around the mall.

-A special exception from §190-172 in order to replace 3 non-conforming freestanding signs with smaller less high signs.

-If the special exception is not granted to replace the non-conforming signage, variances are being requested from §190-183A (sign height) and §190-184A (4) (b) [2] (the number of freestanding signs and square footage that is permitted on a lot) for all of the proposed freestanding signage.

-If the special exception is granted, variances from sections §190-183A and §190-184A (4) (b) [2] are being requested for a fourth freestanding sign located on Park Ave.

-An interpretation for the electronic portion of the sign on Rte. 248 is being requested. The applicant is requesting that the sign be considered an electronic message sign instead of a digital sign.

-A variance from section §190-184A (4) (b) [4] (a maximum height of 5 feet is permitted) for the height of an electronic message/digital sign.

- A variance from section §190-189A (1) (a digital sign shall not be placed within 500 feet of a residential zoning district) or 190-189B (1) (an electronic message sign shall not be placed within 200 feet of a residential zoning district) depending if the electronic portion of the sign on Rte. 248 is classified as a digital or electronically changing message sign. The proposed sign is 180 feet from a residential zoning district.

Witnesses: None

Action: At the request of the applicant, the hearing has been continued to the regularly scheduled January 4 zoning hearing. The applicant provided a letter that was read into the minutes, waiving the 60-day requirement under the MPC to have a hearing.

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

James F. Raudenbush
Zoning Officer