

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, January 4, 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, Dan Caravetta Board Member, Peg Kennedy Alternate Board Member substituting for Cherie Kavanaugh, James Raudenbush, Zoning Officer, and Court Reporter Ted Rewak.

Dan Caravetta made a motion to accept the minutes of the December 7, 2010, zoning hearings. The motion was seconded by Charles Roseberry, with all in agreement.

Peg Kennedy then made a motion to appoint Charles Roseberry as the zoning board chairman for 2011. The motion was seconded by Dan Caravetta with all in favor.

Charles Roseberry then made a motion to appoint Nicholas Noel III as the zoning hearing board solicitor for 2011. The motion was seconded by Dan Caravetta with all in agreement.

10-24 7:40 p.m. 48 Crest Blvd, Christian Scheuermann, 82 Carousel Lane, Easton Pa 18045, is seeking a dimensional variance from section 190-42G(1) in order to build an addition that would be 20' from the rear property line. A minimum rear yard setback of 30' is required by ordinance. This property is located in a Medium Density Residential Zoning District.

Witnesses: Christian Scheuermann, Contractor, Patrick McIntyre, Homeowner, Maugarette Gerns, 14 Midland Dr.

Action: The applicant was reminded that at the previous hearing on December 7th, 2010 Peg Kennedy heard testimony as an alternate. The applicant was in favor of having Peg Kennedy hear the additional testimony and vote on the hearing.

Dan Caravetta made a motion to grant a rear yard dimensional variance to build an addition on the rear of the house with the following conditions; the addition shall be set back a minimum of 25' from the rear property line, and the addition's elevation shall be no higher than what was depicted on exhibit A-10 at the time of the hearing. The motion was seconded by Peg Kennedy with all in agreement.

11-01 7:40 p.m. 177 Jonathan Dr., T-Mobile Northeast LLC, 400 Street Road, Bensalem Pa 19020, is seeking an interpretation from section 190-210 B(9)(j)[1] to determine whether the co-location of telecommunication antennas on an existing structure would be permitted by right in a Low Density Residential Zoning District (LDR). In the alternative the applicant would like to ask for variances from sections 190-27 thru 190-35 as applicable for regulations governing permitted by right uses, special exception uses, or conditional uses in the LDR district. The applicant is also seeking a variance from section 190-210 B (9)(j)[5] in order to have a telecommunications antenna and equipment compound that would be within 500 feet of a residential use. This property is located in a Low Density Residential Zoning District.

Witnesses: Michael Grab Esq., Mike Sanders T-Mobile site acquisition manager, Mohammed Alsamna, T-Mobile radio frequency engineer, Mario Calbretta P.E., Russ Bonano, 181 Jonathon Dr.

Motion: Dan Caravetta made a motion to grant a special exception in order to co-locate 9 antennas on top of a water tower with the following conditions; the equipment compound will be fenced as required by ordinance, and screened with trees that are at least the height of the equipment in the compound, the drip tray used to protect conduit for the equipment cabinets shall extend no further than 1' above the top of the cabinets, and if there comes a time where the antennas are no longer being used the property will be returned to its original condition. Dan Caravetta then made a motion to grant a variance in order to have telecommunications antenna and equipment compound within 500' of a residential use. The motion was seconded by Peg Kennedy with all in agreement.

11-02 7:50 p.m. Parcels M8-8-3 and M9-30-3(Located between Hobson St and Milford St. North of Tamlynn Ln), Nicholas Pugliese, 1072 Grand Street, Phillipsburg, NJ 08865, is seeking variances from section 190-58.7. A, regarding the minimum lot area per dwelling unit (a minimum of 7500 square feet per dwelling unit is required by ordinance), the minimum lot width at the setback line (a minimum of 45 feet per dwelling unit is required by ordinance) , and the minimum lot width at the edge of the right-of-way (a minimum of 40 feet per dwelling is required by ordinance), in order to build two-family semidetached dwellings. This property is located in a High Density Residential 2 Zoning District.

Witnesses: Nicholas Pugliese, Domenick Colangelo P.E., Dave Backenstoe, Esq., Joe Braidon Jr., 2737 Tamlynn Ln, Michael Hernandez, 2667 Anthony Ct.

Motion: Dan Caravetta made a motion to deny the variances requested at the time of the hearing based upon lack of sufficient evidence to support the substantial deviation sought in the requested variances relating to the minimum requirements of the Ordinance. The motion was seconded by Peg Kennedy with all in agreement.

Having no further business to discuss, the hearing was adjourned at 10:45p.m.

James F. Raudenbush
Zoning Officer