

MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Thursday, February 10, 2011, at 1:00 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nicholas Noel III, Esq., Zoning Board Solicitor, Dan Caravetta substituting as Board Chairman, Cherie Kavanaugh Board Member, Peg Kennedy Alternate Board Member substituting for Charles Roseberry, James Raudenbush, Zoning Officer, and Court Reporter Ted Rewak.

Peg Kennedy made a motion to accept the minutes of the January 4, 2011, zoning hearings. The motion was seconded by Dan Caravetta, with all in agreement.

11-03 1:00 p.m. 2415 Park Ave, First Star Bank, 418 west Broad Street, Bethlehem, Pa 18018, is seeking relief from section 190-6 which authorizes the Zoning Hearing Board to permit or deny a use not specifically regulated by ordinance in order to install an electronic message sign. In the event relief is not granted from section 190-6 the applicant would like to challenge the validity of section 190-171 entitled "Signs" feeling that the section would then be invalid. In the alternative the applicant would like to request use and dimensional variances from sections 190-183A in order to have a sign that would exceed the 10 foot maximum height allowed, and section 190-184 relating to the signage area. First Star Bank is also requesting a validity variance due to the extensive use of electronic message signs in connection with the banking industry. An interpretation of section 190-180 "Signs Prohibited in all Districts" is also being requested, as the applicant feels an electronic message sign does not violate any part of this section. This property is located in a Planned Commercial Zoning District.

Witnesses: Charles Bruno, Palmer Township Solicitor, Chuck Hagen, V.P. First Star Bank, Andy Ralston, First Star Bank Attorney

Action: The applicant only presented testimony relating to the variances requested in the application. Atty. Bruno was present to report the testimony to the Palmer Township Board of Supervisors to see if the Supervisors would like to support or oppose the application in whole or in part. Additional testimony will be given after Atty. Bruno has reviewed the testimony from this part of the hearing with the Palmer Township Supervisors. It was also agreed that the applicant can install new sign faces in the existing freestanding sign cabinet until a decision has been rendered on this application.

Having no further business to discuss, the hearing was adjourned at 2:40p.m.

James F. Raudenbush
Zoning Officer