

LEGAL NOTICE

The Zoning Board of Palmer Township will meet on Tuesday May 7, 2024, at 7:00 P.M. in the Palmer Municipal Meeting Room, **located in the lower level of the Palmer Township Municipal Building**, 3 Weller Place, to hear the following appeals:

24-1 7:00 p.m. 46 Corriere Road, Lissa Hildenbrand is seeking a variance from section 190-819 paragraphs 1, 2 and 6. The zoning application was submitted in response to a notice of violation, in which the applicant failed to obtain a zoning permit, is housing chickens on a lot that is less than 1 acre and the chicken coop does not meet the minimum required setbacks. This property is in a Medium Density Residential Zoning District.

Any person interested or aggrieved may appear at the appointed time and be heard. Any parties who would deem themselves aggrieved by the grant of relief requested in any appeal must appear before the Zoning Hearing Board, either in person to submit an appearance form provided by the Board or through submission of a legally authenticated statement of proof.

James Raudenbush
Palmer Township Zoning Administrator

DATE RECEIVED _____

ZONING HEARING APPLICATION

The applicant requests a zoning hearing to pursue any or all of the following:

Special Exception Variance Challenge to interpretation of Ordinance

APPLICANT INFORMATION: (please print or type)

Applicant's Name LISSA HILDENBRAND

**Note- If a company is being listed as the applicant, also provide the company owners name.*

Applicant's Street Address 46 CORRIERE RD.

City, State, Zip Code EASTON, PA 18045

Phone 484-542-6484 FAX or Email LISS1521@YAHOO.COM

Address of property that is subject of hearing 46 CORRIERE RD. EASTON, PA 18045

Zoning District of the subject property MEDIUM DENSITY RESIDENTIAL

Do you reside at the subject property? YES NO

IF THE PROPERTY OWNER IS SOMEONE OTHER THAN THE APPLICANT, PLEASE PROVIDE THE PROPERTY OWNER'S NAME AND ADDRESS:

Name _____

Address _____

City, State, Zip _____

IF THE SUBJECT PROPERTY IS A BUSINESS, PLEASE PROVIDE:

Name of business _____

Use: (Mark One) Commercial Industrial Manufacturing

Other

AZ

ZONING REQUEST:

The applicant is seeking relief from the following sections of the Palmer Township Zoning Ordinance - please note Articles and Sections.

190-819 KEEPING OF ANIMALS OTHER THAN PETS
SECTIONS 1, 2, 6

Describe the nature of the development or project you plan to undertake.

TO CONTINUE TO OBTAIN A CHICKEN COOP AND
HOUSE A MAXIMUM OF 12 CHICKENS (HENS)
AS I HAVE FOR THE PAST 7 YEARS,
COMPLAINT FREE, ON MY PROPERTY AT 46 CORRIERE RD.

If applying for a hearing for a variance, describe the nature of the unique legal hardship you believe your property would suffer because of having to conform to the current zoning regulations at issue. Economic hardship alone is insufficient grounds.

SEE INCLUDED EMOTIONAL SUPPORT CHICKEN
LETTER SENT VIA EMAIL TO DANNY NICOLO
ON 11/3/23

If you are applying for a hearing seeking relief for *other than a variance*, describe what impact can be expected pursuant to your development or project, on properties in the areas surrounding the subject premises. (Impact includes, but not limited to, traffic, customers, noise, environmental etc.)

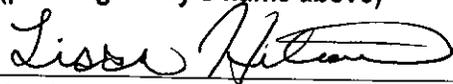
If you have ever sought relief from the Zoning Hearing Board or the Board of Supervisors in the past in connection with the subject premises, please state when you sought such relief and what the decision of the Board was in reference to your prior application.

Describe how a decision in your favor pursuant to this application would impact or effect the public health, safety, and welfare of the neighborhood or citizens of Palmer Township.

THERE WOULD BE NO NEGATIVE IMPACTS OR EFFECTS TO THE ABOVE LISTED. OUR ADJOWING NEIGHBORS SUPPORT OUR DECISION TO APPEAL FOR A ZONING ORDINANCE VARIANCE

LISSA HILDEBRAND

(print signatory's name above)



Applicant Signature

DATE

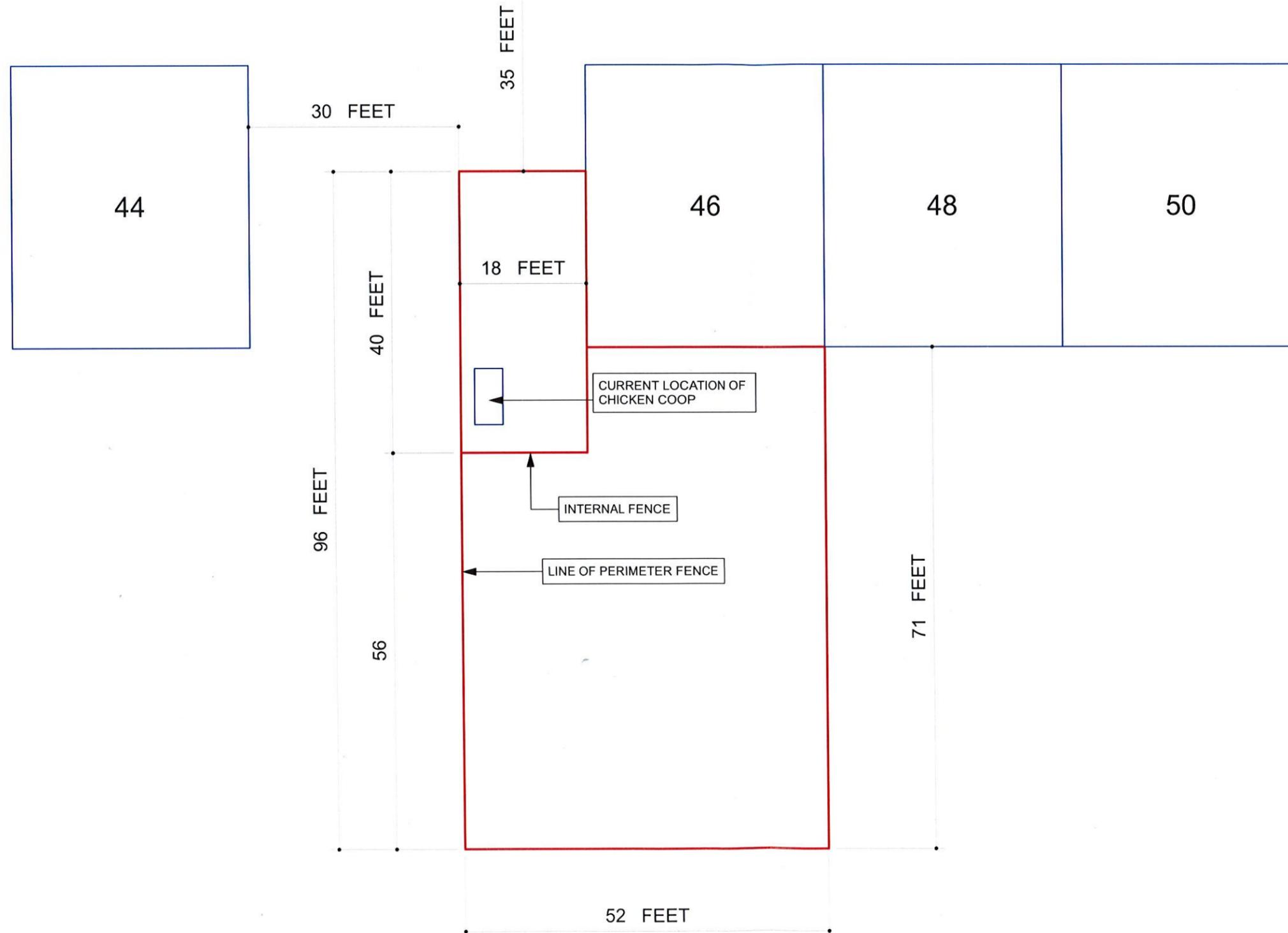
4/1/24

DATE

Legal Representative (If Applicable)

CORRIERE RD

PEDESTRIAN SIDEWALK



1

MASTER PLAN (ALL DIMS IN FT)
Scale: 1/16" = 1'-0"

A-2

November 02, 2023

Expires October 31, 2024

Lissa Hildenbrand
46 Corriere Rd, LPC, NCC, CCMHC
Palmer Township, PA 18045
liss1521@yahoo.com
05/02/1984

Dear Lissa,

As discussed in our recent session, I have personal knowledge of your history and have diagnosed you with a mental/emotional disability recognized in the Diagnostic and Statistical Manual of Mental Disorders-Fifth Edition (DSM-5). Specifically, Generalized Anxiety Disorder 300.02 (F41.1). The diagnosis meets the definition of disability under the Americans with Disabilities Act, the Fair Housing Act, and the Rehabilitation Act of 1973, 504.

I am familiar with the limitations imposed by your diagnosed disability and the need to mitigate those limitations. My observations suggest your emotional distress substantially limits one or more major life activities. panic attacks, anxious thoughts, racing thoughts, intrusive thoughts, overwhelmed easily, difficulty regulating emotions, rapid heart rate, rapid breathing, difficulty with concentration and focus, sleep disturbance, . I am recommending the following emotional support animals to assist in coping with the diagnosed disability by alleviating symptoms and enhancing your ability to function independently.

Chicken - Cricket, 2 lbs,
Chicken - Nova, 2 lbs,
Chicken - Luna, 2 lbs,
Chicken - Quinn, 2 lbs,
Chicken - Sadie, 2 lbs,
Chicken - Stella, 2 lbs,
Chicken - Ella, 2 lbs,
Chicken - Charlie, 2 lbs,
Chicken - Gracie, 2 lbs,
Chicken - Maple, 2 lbs,
Chicken - Penny, 2 lbs,
Chicken - Dottie, 2 lbs,

In my professional opinion, it is necessary these animals live with you as their presence will mitigate symptoms of your disability in the following ways: Her flock helps to ground her when she is having a panic attack. Hearing them cluck helps to ground her and and lessen the panic attack. Caring for the chickens gives her something to focus on and helps her concentration and focus. Playing with the chickens helps quell her anxious, racing and intrusive thoughts as they provide a distraction. Petting the chickens helps her better regulate her emotions and keeps her from getting overwhelmed so easily. Holding the chickens helps to quell her rapid heart rate and rapid breathing.

To comply with my prescribed treatment, you may need to take steps allowing you to live with your ESA, including presenting documentation to your landlord. I have written this letter to comply with the Fair Housing Act, the Americans With Disabilities Act, and other laws providing people with disabilities an equal opportunity to use and enjoy a dwelling. Your landlord should not need you to disclose any additional information. Please understand you may voluntarily disclose your personal medical/mental health information to whomever you choose. However, I advise you to be judicious about the people to whom you may provide this letter and additional information.

I highly recommend you take the steps necessary to establish your rights and continue to use an emotional support animal as we explore and address the root causes of your diagnosis. If you feel your emotional support animal no longer provides the necessary benefits or your symptoms increase, please contact me so we may determine if this is still the best path.

If you do take the necessary steps to establish your rights but your landlord refuses to provide you with a reasonable accommodation, you have the right to make complaint with US Department of Housing and Urban Development (HUD) by filing a claim of discrimination through the HUD website - www.hud.gov - or calling the discrimination hotline at 1-800-669-9777. They will investigate the claim free of charge.

Please be aware you must assume all responsibility for the safety, cleanliness, health and conduct of the ESA at all times. In addition, please note your diagnosis and treatment are ongoing and will need to be reassessed on a routine basis.

Sincerely,

A-3

A handwritten signature in black ink, appearing to read 'Lori Wetzel', with a stylized, cursive script.

Lori Wetzel, LPC, NCC

PA LPC (PC008724) since 2/3/2016

March, 26th 2024

This letter states that the adjoining property owners listed below support the decision to grant a zoning ordinance variance to Jeffrey and Lissa Hildenbrand to permit the keeping of up to 12 chickens(hens) on there property located at 46 Corriere Rd Easton, PA 18045.

This letter pertains specifically to the Zoning Hearing Application filed by Lissa Hildenbrand in conjunction to the Zoning Notice of Violation received by Jeffrey and Lissa Hildenbrand on February 27, 2024.

Violation 190-819 Keeping of Animals Other than Pets.

Print: Kayon Ruth Zephy - 44 Corriese Rd.

Signature:  Date: 03.29.24

Print: Anthony Zephy

Signature:  Date: 03.29.24

Print: Bob Strohl 50 Corriere Road

Signature:  Date: 3/29/24

Print: Rhonda Albus

Signature:  Date: 3-30-24
54 CORRIERE Rd

Print: George J ALBUS

Signature:  Date: 3/30/24
54 Corriere RD

A-4

March, 26th 2024

This letter states that the adjoining property owners listed below support the decision to grant a zoning ordinance variance to Jeffrey and Lissa Hildenbrand to permit the keeping of up to 12 chickens(hens) on there property located at 46 Corriere Rd Easton, PA 18045.

This letter pertains specifically to the Zoning Hearing Application filed by Lissa Hildenbrand in conjunction to the Zoning Notice of Violation received by Jeffrey and Lissa Hildenbrand on February 27, 2024.

Violation 190-819 Keeping of Animals Other than Pets.

Print: *Tamika Jones 52 Corriere Rd*

Signature: *T. Jones*

Date: *3/30/24*

Print:

Signature:

Date:

Print:

Signature:

Date:

Print:

Signature:

Date:

Print:

Signature:

Date:

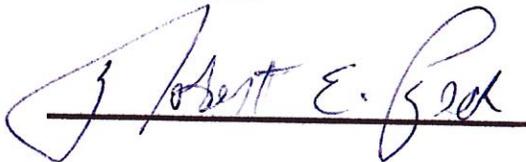
March, 26th 2024

This letter states that Robert Peck, Property Owner / Landlord of 48 Corriere Rd. Easton, Pa 10845 supports the decision to grant a zoning ordinance variance to Jeffrey and Lissa Hildenbrand to permit the keeping of up to 12 chickens(hens) on there property located at 46 Corriere Rd Easton, PA 18045.

This letter pertains specifically to the Zoning Hearing Application filed by Lissa Hildenbrand in conjunction to the Zoning Notice of Violation received by Jeffrey and Lissa Hildenbrand on February 27, 2024.

Violation 190-819 Keeping of Animals Other than Pets.

Robert Peck



Date:

3/27/24

SPACE ALLOWANCES IN HOUSING FOR SMALL AND BACKYARD POULTRY FLOCKS

Your poultry coop should be large enough to allow proper air circulation but small enough to keep from being too cold and drafty in winter. Adequate space for each bird is important for bird comfort and health. If you do not provide adequate space per bird, behavioral problems such as pecking and cannibalism may result. It is difficult to prescribe precise space allowances because of the complexity of the environmental effects. The stocking density should allow birds to express their natural behaviors as much as possible.

The minimum amount of space per bird depends on the species, breed, and age of the birds and whether the birds have access to outdoors. If outdoor access is provided, if the climate does not allow for year-round use of the outdoor area, this will increase the interior space requirement. There is very little peer-reviewed research looking at the space allowances for backyard poultry. Most of the space requirements that have been developed are for commercial production systems.

Some recommendation guidelines for urban poultry are:

- **Laying hens:** A minimum of 3-4 square feet/hen indoor and 10 square feet/hen outdoor is recommended. Such outdoor access densities are not practical in urban settings. Smaller sized runs are possible but the management of the outdoor run is key. It will quickly be denuded of any plant material and could become muddy during wet weather. This would make the outdoor access more an exercise yard rather than a pasture area. It is important that the run is located in a well-drained area.
- **Meat chickens:** A minimum of 3-4 square feet/chicken indoor. Outdoor access is not necessary for the commercial strains because they are less likely to use it. For the slower-growing strains, outdoor access should be provided at the same levels as for laying hens.
- **Turkeys:** Because of their larger size, turkeys require more space. It is recommended that you have a minimum of 6 square feet/turkey indoors and 20 square feet/turkey outdoors.
- **Waterfowl:** The manure of waterfowl contains a lot more moisture. Waterfowl droppings contain over 90% moisture. This requires more management of the outdoor run as well as indoor housing space. For adult ducks, 5 square feet/duck of indoor space are recommended. There are no specific recommendations for outdoor space, but the larger the run the better. Geese are much larger than ducks. The recommended allowance is about three times that of ducks.

A-S



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Six Health Benefits of Raising Chickens

[Home](#) [Health and Wellness](#)

February 20, 2024

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[Health and Wellness](#), [Living with Disability](#), [Uncategorized](#)

By [Chris Lesley](#)



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Raising chickens has almost an infinite number of benefits. These benefits range from simple companionship to self-sufficient food production.

Raising and keeping chickens even has several health benefits that can positively impact those with mental or physical disabilities. In fact, several universities such as the [University of Minnesota](#) are

utilizing therapy chickens during exam weeks to help reduce stress among students.

Here are six health benefits of raising chickens, especially for those with disabilities.

They Reduce Anxiety and Depression

Chickens are known to be very social critters who enjoy interacting with humans. One benefit of raising chickens is that they can be wonderful companions and help reduce anxiety and depression.

Studies show that chickens are very empathetic. They can detect different emotions, such as grief, and respond accordingly.

Chickens are therefore great companions whose presence can help those prone to anxiety feel calmer and more at peace.

They Encourage Verbal Communication

Chickens are very vocal creatures. According to [Chickens and More](#), they are capable of over 20 different vocalizations, each with its own meaning. Another health benefit of raising chickens, especially for those who are disabled, is that they help encourage verbal communication.

Some mental and physical disabilities can make verbal communication difficult. Because chickens chatter very frequently—sometimes even appearing to respond to humans—they can help increase confidence in verbal communication skills. They can also help owners practice appropriate responses to such vocalizations, like when it comes to feeding and warning about predators.

They Encourage Routine and Responsibility

For those with a mental or physical disability, establishing a routine to follow can be very important in finding regularity in day-to-day

Browse by Category

General interest:

- Protect Your Income
- Disability Insurance
- Employee Benefits
- Health and Wellness
- Diet and Nutrition
- Exercise

Human resources/workplace:

- Employee Benefits
- HR
- Workplace
- Employee Wellness
- Flexibility

Browse all categories

Recent Posts



The One Beer a Day Experiment

March 28, 2024



Finding the Perfect City for Remote Work for Individuals With Disabilities

March 26,

life. While chickens don't necessarily require the same amount of daily care as other pets, they still help encourage routine and responsibility in owners.

Chickens have daily care requirements including feeding, cleaning the coop, gathering eggs, and human interaction. These daily requirements give people a reason to get out of bed and do something good for their pets. They can also encourage responsibility in owners, which may help those with self-managed diseases and disabilities stay on top of their medications and treatments.

They Provide Laughter

Those who have any experience with chickens know just how funny they can be. Not only are chickens entertaining, but the laughter they encourage can actually be beneficial to one's health.

According to [Stanford University](#), laughter has numerous health benefits. These benefits include lower stress levels, lower inflammation, and higher levels of good cholesterol. With their funny antics, chickens are a constant source of healthy laughter and entertainment.

They Lessen Loneliness

Sometimes, mental and physical disabilities can cause those suffering from them to feel alienated from others and quite lonely. Another health benefit of raising chickens is that they can greatly lessen such loneliness.

According to [Michigan State University](#), when chickens were brought into nursing homes, they helped lessen feelings of loneliness in residents. Residents who interacted with the chickens were more likely to experience joy, to smile, and to have a more positive outlook on life. Raising chickens helps reduce feelings of loneliness by giving owners the sense of being needed and a greater sense of purpose.

2024



What Does
"High Risk"
Pregnancy
Look Like?

March 21,
2024



Hey Gen X:
Time to
Protect
Your
Income

March 19,
2024



Creating an
Inclusive
Environmen
in Educator

March 14,
2024



Tolerating
Gluten
Intolerance

March 12,
2024



Spring
Forward?
Five Ways
to Update
Your
Routine

When
You're
Losing an
Hour Of
Sleep

March 7,
2024

They Trigger Fewer Allergies

Oftentimes, pet allergies can deter those with disabilities from getting a traditional support animal such as a dog or a cat. One benefit of raising chickens is that they will not trigger these traditional pet allergies.

Because chickens are traditionally kept outside, they can serve as wonderful support animals without the inconvenience and stress of allergies. Some breeds can even be kept inside the house without triggering allergies for many people.

Summary

Although chickens are non traditional pets, they are not to be overlooked. Raising chickens can positively impact health by reducing anxiety and depression, encouraging verbal communication, establishing routine, and serving as a source of healthy laughter. Because of their health benefits, chickens can be a great addition to the lives of individuals who are less able.



About Chris Lesley

Chris Lesley has written 2 posts in this blog. Chris has been raising backyard chickens for over 20 years and is Chickens And More poultry expert. She has a flock of 11 chickens (including 3 Silkies) and is currently teaching people all around the world how to care for healthy chickens.

[View all posts by Chris Lesley →](#) | [Blog](#)

- anxiety
- Chickens
- communication
- depression
- health
- mental health
- stress reduction
- wellness

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How Fertility Support in the Workplace Benefits Your Company
March 5, 2024



I'm A Diet Skeptic, And This Is How I Lost 20 Pounds
February 29, 2024



Is Getting To Sleep A Nightmare? Tips to Help You Cope
February 27, 2024



Story from **Tractor Supply Co**

5 surprising benefits of owning chickens

Danielle Page for Tractor Supply Co

Published 10:57 a.m. ET March 12, 2018

This story is paid for by an advertiser. Members of the editorial and news staff of the USA TODAY Network were not involved in the creation of this content.

There are so many benefits to keeping a backyard coop of chickens – and we’re not just talking about the eggs. From a more eco-friendly yard to healthier foliage and produce, chicken ownership can be rewarding. Here’s the inside scoop on the many ways life gets better when you own your own chickens. An added incentive? Getting started is easier than ever at Tractor Supply Co. during Chick Days – be sure to check out the exciting offers going on now.

Farm fresh eggs

Eggs just taste better when they come from a chicken that you have a personal relationship with – particularly one that you’re feeding and caring for. As Jeannette Beranger, senior program manager at The Livestock Conservancy (and longtime chicken owner) explains, because your backyard flock will have access to more natural food sources in addition to the feed you’ll be giving them, the egg quality will be far better than your typical supermarket carton of eggs. “[Your chickens] will eat a little bit of grass and vegetation – and because they get a diverse diet it really changes the eggs quite a bit,” said Beranger. “The yolks are more golden; they hold together more nicely.” Plus, they’re more nutritionally beneficial – higher in Vitamin E, omega-3s and beta carotene than their supermarket counterparts, and much lower in cholesterol, according to a recent study from Mother Earth News. Just be sure to practice safe-handling procedures. Always wash your hands after handling birds, collecting eggs or working in the coop.

Pest control

While the average chicken diet is mostly grain, chickens are active foragers and are more than happy to make a meal of small bugs and worms. “They’re great for pest control as far as getting rid of ticks and bugs that you might not want,” said Beranger. “Egg-laying breeds are

great for hunting insects.” Your chickens get fed, your garden stays protected and breakfast is on your flock – which makes for an excellent arrangement.

Natural compost

Speaking of improving your garden, there’s no better fertilizer for your homegrown fruit, vegetable and flower beds than the kind created by nature. Instead of throwing away the waste from her chicken coop, Beranger uses it to fertilize her garden. “We put straw down in our chicken yards, and very quickly they’ll turn it into soil for us,” she explained. “We use it to augment the soil, which makes a nice addition to the garden.” Just follow a few easy composting steps, and you’ve got homemade fertilizer that’s much better for the environment – plus you can’t beat the free cost.

Less wasted food

Whether it’s overflow from your fruit or vegetable garden or leftover table scraps that you don’t want to waste, Beranger said chickens are more than happy to feast on that slightly overripe apple or stale piece of bread – which means you’ll waste less food. Just make sure not to overdo it, and avoid feeding them food with mold. “Scraps should be a treat and in moderation, and you want to give them only as much as they’re going to eat in a short amount of time so that it doesn’t spoil,” Beranger explained. Similar to giving human treats to cats and dogs, there are certain table foods that shouldn’t be fed to chickens, so check guidelines before feeding.

Stress relief and companionship

It’s not news that being around animals has plenty of health benefits – from reducing stress levels to lowering blood pressure. A chicken owner for 30 years, Beranger truly values the time she spends with her flock. “It’s surprising what a big difference the chickens make,” she said. “It’s peaceful just hanging out with them – they’ve always got some kind of little chatter that they’re doing. It can be a real delight to just spend time around them. Our favorite time is hanging out in the chicken coop on the weekends. It really has a nice calming effect.”

To recap: Owning chickens means you’ll waste less food, have a better breakfast and a healthier garden – not to mention, a new (and adorable) way to unwind and de-stress. Ready to start a backyard coop of your own? Head over to your local Tractor Supply to start your own flock during their in-store Chick Days Event, happening now through April – and all year long at [TractorSupply.com/Poultry](https://www.tractorsupply.com/Poultry).



Adequate Space

Birds need adequate space for movement and exercise as well as areas to nest and roost. Space requirements vary with the type of bird you raise.

Table 1. Minimum Space Requirements

Type of Bird	Sq ft/bird inside	Sq ft/bird outside runs
Bantam Chickens	1	4
Laying Hens	1.5	8
Large Chickens	2	10
Quail	1	4
Pheasant	5	25
Ducks	3	15
Geese	6	18

Pigeons require a minimum of 4 square feet per breeding pair. One-eighth inch perch and two 9 inch x 9 inch nests per breeding pair are recommended.



pic 2



pic 1

A6





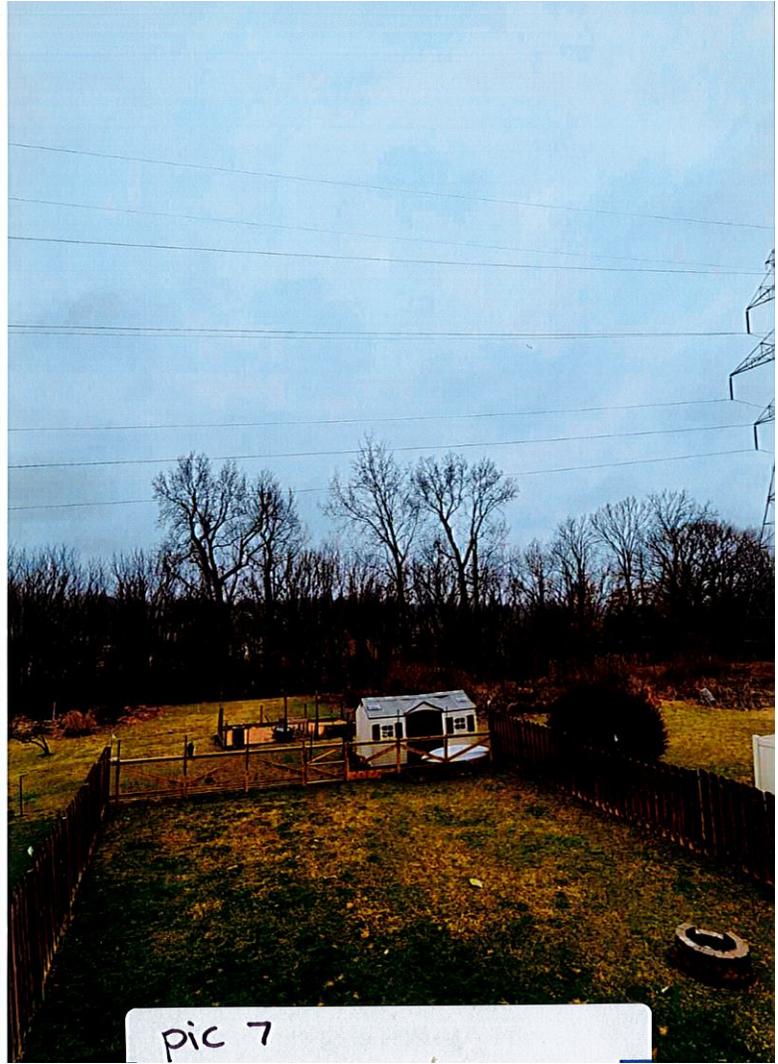
pic 6



pic 5



pic 8



pic 7



pic 9

COUNTY OF NORTHAMPTON

RECORDER OF DEEDS
NORTHAMPTON COUNTY GOVERNMENT CENTER
669 WASHINGTON STREET
EASTON, PENNSYLVANIA 18042-7486
Area Code (610) 559-3077

Andrea F. Suter - Recorder
Dorothy J. Edelman - Lead Deputy
Barbara L. Manieri - Deputy



Book - 2013-1 Starting Page - 25199

*Total Pages - 5

Instrument Number - 2013003574
Recorded On 1/29/2013 At 9:02:53 AM

* Instrument Type - DEED
Invoice Number - 731963
* Grantor - FARRELL, JESSICA S
* Grantee - HILDENBRAND, JEFFREY G
User - DLO
* Customer - VAUGHN A TERRINONI

NCGIS Registry UPI Certification
On January 29, 2013 By HG

* FEES

STATE TRANSFER TAX	\$1,580.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$23.50
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$10.00
EASTON AREA SCHOOL	\$790.00
REALTY TAX	
PALMER TOWNSHIP	\$790.00
TOTAL PAID	\$3,228.50

*RECORDED BY:

VAUGHN A TERRINONI
3976 TOWNSHIP LINE RD
BETHLEHEM, PA 18020-9467

I hereby CERTIFY that this document is recorded in the
Recorder's Office Of Northampton County, Pennsylvania



Andrea F. Suter

Andrea F. Suter
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

Book: 2013-1

Page: 25199

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* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

A-7

Prepared by:

Vaughn A. Terrinoni, Esq.
3976 Township Line Road
Bethlehem, PA 18020
(610) 865-5950

Return to:

Vaughn A. Terrinoni, Esq.
3976 Township Line Road
Bethlehem, PA 18020
(610) 865-5950

PARCEL NO.: K9 7 83 0324

DEED

THIS INDENTURE made the 23rd day of January, in the year of our Lord two thousand thirteen (2013).

BETWEEN JESSICA S. FARRELL and **ROBERT H. FARRELL**, wife and husband, of Palmer Township, Northampton County, Pennsylvania, hereinafter referred to as Grantors, parties of the first part,

-AND-

JEFFREY G. HILDENBRAND and **LISSA A. HILDENBRAND**, husband and wife, as tenants by the entireties, of Pen Argyl, Northampton County, Pennsylvania, hereinafter referred to as Grantees, parties of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR lawful money of the United States of America, unto them well and truly paid by the parties of the second part, at or before the sealing

and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said parties of the second part their heirs and assigns forever,

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the Township of Palmer, Northampton County, Pennsylvania, designated as Lot No. 132 on the Plan of Penn's Grant, Phase I, as said Plan is recorded in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Map Book Volume 1995-5, Pages 121-124.

BEING HOUSE NO. 46 CORRIERE RD., EASTON, PA 18045.

UNDER AND SUBJECT to covenants, easements and restrictions as shown on the aforementioned Plan of Penn's Grant and otherwise of record.

BEING THE SAME PREMISES which Lisa L. Hess, by her Deed dated May 18, 2012, and recorded in the Office for the Recording of Deeds in and for Northampton County at Easton, Pennsylvania in Record Book Volume 2012-1, Page 115528, granted and conveyed unto Jessica S. Farrell, one of the Grantors herein.

BEING KNOWN AS NORTHAMPTON COUNTY TAX IDENTIFIER NO.: K9-7-83

THE ACTUAL CONSIDERATION FOR THIS TRANSACTION IS: ONE HUNDRED FIFTY-EIGHT THOUSAND and 00/100 (\$158,000.00) DOLLARS.

THE SAID ROBERT H. FARRELL hereby joins in this conveyance to relinquish any marital rights he may have herein.

TOGETHER with all and singular the building improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO have and to hold the said hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

And the said parties of the first part, for their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said parties of the second part, their heirs and

assigns, that they the said parties of the first part their heirs all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said parties of the second part, their heirs and assigns against them the said parties of the first part, and their heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof.

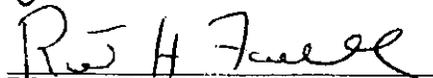
Shall and will Specially Warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have to these presents set their hands and seals. Dated the day and year first above written.

Signed Sealed and Delivered
in the presence of:







ROBERT H. FARRELL

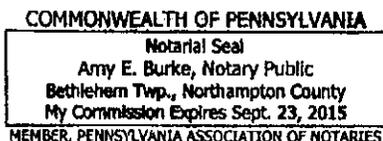
COMMONWEALTH OF PENNSYLVANIA)

SS:

COUNTY OF NORTHAMPTON)

On this 28th day of January, 2013 before me, the undersigned officer, personally appeared the above-named **JESSICA S. FARRELL**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Indenture, and acknowledged that she executed the same for the purpose therein contained, and desired the same might be recorded as such, according to law.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Amy E. Burke
Notary Public
My Commission Expires:

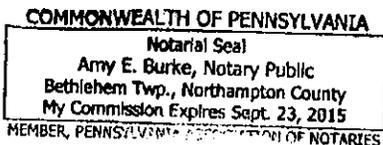
COMMONWEALTH OF PENNSYLVANIA)

SS:

COUNTY OF NORTHAMPTON)

On this 23rd day of January, 2013 before me, the undersigned officer, personally appeared the above-named **ROBERT H. FARRELL**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Indenture, and acknowledged that he executed the same for the purpose therein contained, and desired the same might be recorded as such, according to law.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Amy E. Burke
Notary Public
My Commission Expires:

I HEREBY CERTIFY that the precise residence and complete post office address of the grantee herein is:

46 Corriere Road
Easton, PA 18045-7428

Amy E. Burke

Legend

Penn's Grant Path

Corriere Rd

Heritage Ln

46 Corriere Rd



200 ft

46 Corriere Rd

Exhibit T-1

Google Earth

Image © 2024 Airbus

46 Corriere Rd.

Robert E Peck
48 Corriere Road
Palmer, Pa 18045

Anthony Zephy
Kayon Pink-Zephy
44 Corriere Road
Palmer, Pa 18045

Kim Force
2 Heritage Lane
Palmer, Pa 18045

Kao Piao and Yin Cheng
25 Corriere Road
Palmer, Pa 18045

T-Z

F-3



TOWNSHIP OF PALMER • NORTHAMPTON COUNTY, PA

Municipal Building, 3 Weller Place, Palmer, PA 18045-1975, Tel. 610-253-7191, Fax 610-253-9957

Website: palmertwp.com

February 27, 2024

Owner(s) of Record

Jeffrey and Lissa Hildenbrand
46 Corriere Road
Easton, PA 18045

Description of Real Estate in Violation

46 Corriere Road
Easton, PA 18045
PARID: K9 7 83 0324
Zoning District: MDR

Zoning Notice of Violation

Dear Mr. and Mrs. Hildenbrand,

This is the final notice you will be issued regarding the chickens and chicken coop on your exterior property. As mentioned before, your property is in violation of the Palmer Township Zoning Ordinance as follows:

Violations

§190-819. Keeping of Animals Other than Pets.

A. The following provisions apply to the keeping of fowl (Chickens, Ducks, Peafowl, and other similar animal of comparable size and characteristics), but shall not apply to the Raising of Livestock, Crop Farming, or the Urban Keeping of Livestock. Struthio camelus (ostrich) and Dromaius novaehollandiae (emu) are not permitted under this accessory use.

- 1. Up to twelve (12) chickens, ducks, or peafowl in total can be raised or kept on a lot. A minimum lot area of one acre is required.
- 2. No person shall keep or maintain fowl, construct a coop, henhouse, chicken run, or any other type of enclosure for fowl as an accessory use and/ or structure to their principal residential use before completing a permit application and securing the applicable zoning permit for the same.
- 6. Any coop, henhouse, chicken run or enclosure for fowl must be located a minimum of 50 feet from any side or rear lot line and located at least 100 feet away from any residential structure.

Description of violations:

- 1. The lot is not a minimum of an acre in size.
- 2. A chicken coop was installed on the exterior property without a Zoning Permit being issued.
- 3. There are chickens on the exterior property without a fence fully enclosing the chickens that meets the required setbacks.

4. There is a chicken coop installed on the exterior property that does not meet the required setbacks.

The Palmer Township Zoning Ordinance does not permit the keeping of fowl outdoors on lots in Medium Density Residential Zoning Districts that cannot meet the required setbacks for a fence fully enclosing the chickens of at least 50ft. from the side and rear property lines and at least 100ft. from all residential structures.

Correction Order

1. Remove the chickens and the chicken coop from the exterior property – within thirty (30) calendar days of receiving this notice (no later than 4/2/2024).

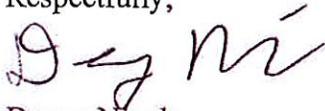
Violation Penalties

If no action is taken by 4/2/2024, you will be fined up to \$500.00 a day per violation under section 616 and 617 of the Pennsylvania Municipalities Planning Code.

Right to Appeal

If you feel this notice was written in error or would like to file an appeal or variance from the above sections, a Zoning Hearing Application with payment must be filed with the Township within thirty (30) calendar days of receiving this notice (no later than 4/2/2024) to be placed on the next available Zoning Hearing Board agenda. The Zoning Hearing Application can be downloaded off the Palmer Township website or a copy can be obtained at the Palmer Township Municipal offices.

Respectfully,



Danny Nicolo

Palmer Township Zoning and Code Enforcement

610-253-7191 Ext. 1118

dnicolo@palmertwp.com

Issued via first-class and certified mail

CC: Robert Williams, Palmer Township Manager
Brenda DeGerolamo, Palmer Township Assistant Manager
James Raudenbush, Palmer Township Zoning Administrator
William Oetinger, Palmer Township Solicitor
Jonathan Reiss, Palmer Township Solicitor