

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, February 1, 2022, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Robert Fehnel Board Member, Margie DeRenzis, Board Member, James Raudenbush Zoning Administrator, Ted Rewak Court Reporter and Board Member Marc Crisafulli was absent.

Robert Fehnel made a motion to approve the January 4, 2022 minutes. The motion was seconded by Andrew Rossi with the motion passing by a vote of 4-0.

Solicitor Scomillio stated that the Palmer Township Board of Supervisors re-appointed Kris Grube to the Zoning Board making his appointment as Board Chairman permanent for 2022.

**22-1 7:00 p.m.** 5 Haymont St., Elie Sabra of J and E Auto Sales Inc is seeking a special exception from section 190-199.F.(2) to change from one non-conforming use to another non-conforming use. The proposed use would be a light mechanic shop that would take the place of a leaf spring business. This property is in a Medium Density Residential Zoning District.

**Witnesses:** Elie and Marilis Sabra, Applicants, Mike and Donna Lukacheck, 614 Haymont St, Naomi Rosati, 11 Stonecroft Dr, Valerie Hollingsworth, 15 Stonecroft Dr, David Degrosso, 12 Stonecroft Dr, Donna Dillon, 1 Stonecroft Dr, Frank (Father) and Francesco (Son) Curto, 608 Haymont St, Justin Holmes, 19 Haymont St, Raymond and Maureen Miller, 9 Kings Ave, Diane McKee, 613 Haymont St.

**Action:** The applicant requested a continuance until the regularly scheduled March zoning hearing to be able to provide the board with additional information on the ownership of the private street and a survey of the property. The zoning board was in favor of the continuance.

**22-2 7:10 p.m.** Parcel M9NW4-8-37 (Williamson St.), Plamen Ayvazov of Rocky & Sons Construction, LLC is seeking an interpretation or in the alternative a variance from sections 190-150.B.(2) and 190-150.B.(3) relating to steep slopes. The proposed project is for a three lot single family subdivision/development. This property is in a High Density Residential Zoning District.

**Witnesses:** Plamen Ayvazov, Applicant, Jim Holzinger, Attorney for the applicant, Keith Lawler, Keystone Engineering

**Action:** Margie DeRenzis made a motion to approve the requested variances to build three single family detached dwellings on the parcel as presented at the time of the hearing. The plan will require land development approvals. The motion was seconded by Kris Grube with the motion passing by a vote of 4-0.

**\*Atty Jeremy Clark filled in for this hearing. Solicitor Victor Scomillio had to recuse himself because of his firm was representing the applicant.**

**22-3 7:20 p.m.** 2711 Freemansburg Ave (U-Hual), Amerco Real Estate Company, 2727 North Central Ave. Phoenix AZ 85004 is seeking interpretations and variances from the following sections for signage within a Heavy Industrial Zoning District.

-190-185.A.(4) to allow 6 wall signs. 4 of the 6 wall signs would exceed 50 square feet in size. Ordinances allow for two wall signs per establishment each with a maximum total sign area of 50 square feet.

-190-179.(D) to allow 8 directional signs to exceed 4 square feet.

-An interpretation of sign (Section 190-13) that the 6 panels (4 aluminum panels and 2 scenery panels) are not signs and are permitted under the ordinance, or in the alternative a variance from section 190-185.A.(4) to allow the panels.

**Witnesses:** None

**Action:** At the request of the applicant the matter was continued until the regularly scheduled April Zoning Hearing

**Having no further business to discuss, the meeting was adjourned at 9:30 p.m.**

James F. Raudenbush  
Zoning Officer