

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, March 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, Marc Crisafulli Board Member, James Raudenbush Zoning Administrator and Ted Rewak Court Reporter.

Robert Fehnel made a motion to approve the February 1, 2022 minutes. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 4-0.

*Marc Crisafulli was absent from the February zoning meeting.

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 Lukacheck, 614 Haymont St, Amanda Lazowicki, 7 Haymont St., Lisa Ott, 2344 Edgemore Ave

Action: Robert Fehnel made a motion to deny the application as presented at the time of the hearing, since the proposed use of a light mechanic shop would create more traffic, noise and not be in character with the surrounding area. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 4-0.

22-4 7:10 p.m. 123 Palmer Park Mall, Jeffrey Good of Goodtime Amusements LLC is seeking a special exception from section 190-200 to hold an annual carnival in a portion of the mall parking lot. The proposed event would be held in the spring and possibly the fall. This property is in a Planned Commercial Zoning District.

Witnesses: Jeffrey Good, Applicant, Lee Ann Deats, Palmer Park Mall Manager

Action: Kris Grube made a motion to approve the special exception for a carnival to be held in the spring during the first week of May. The event shall include no live music and not be held in the Fall per the applicant. The motion was seconded by Robert Fehnel and the motion was passed by a vote of 4-0

*Margie DeRenzis recused herself from the hearing since her property abuts the Palmer Park Mall property.

22-5 7:20 p.m. 377 S. Nulton Ave, Ron Delserro II of DelRae Property Management LLC, is seeking a special exception from section 190-199.F. to change from one non-conforming use to another non-conforming use and a variance from section 1990-37 for a second apartment on the second floor. The proposed uses on the first floor would be an office for the applicant, an office for a contractor and a business that offers custom charcuterie boards that would take the place of a flower shop. This property is in a Medium Density Residential Zoning District.

Witnesses: Ron Delserro II, Applicant, Atty. Joe Pipperrato, Applicant legal counsel, Tony Trapani, 4016 Arch St.

Action: Marc Crisafulli made a motion to approve the application as presented at the time of the hearing. The office/retail space is limited to 1613 square feet because of the available parking. If the applicant expands the office/retail areas in the future additional parking will need to be provided per township ordinances. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

Having no further business to discuss, the meeting was adjourned at 8:45 p.m.

James F. Raudenbush
Zoning Officer