

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, September 1, 2020, at 7:00 P.M. in person and using Zoom video conferencing. In attendance Nick Noel, Esq., Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Marc Crisafulli Board Member, Robert Fehnel Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator. Board member Margie DeRenzis was absent.

Robert Fehnel made a motion to approve the minutes from August 4, 2020. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 4-0.

20-5 7:00 p.m. 3701 William Penn Highway, Marinus Hook, 243 North Rd Stroudsburg, Pa 18360 is seeking permission for a change of use. The proposed use would be a karate studio and survival store that would be replacing a bookstore and surveyors office. The property is in a General Commercial Zoning District within the William Penn Highway Overlay District.

Witnesses: Marinus Hook, Applicant

Action: Marc Crisafulli made a motion to approve the application as presented at the time of the hearing. The motion was seconded by Robert Fehnel with the motion passing by a vote of 4-0.

20-6 7:10 p.m. 3650 William Penn Highway, Bhupinder Serah from Serah Auto is seeking a variance from section 190-191.A. to have a second principal use on a lot. The proposed second use would be used car sales. The property is in a General Commercial Zoning District within the William Penn Highway Overlay District.

Witnesses: Bhupinder Singh, Applicant

Action: The applicant failed to provide documentation from the property owner that they were in support of the application for the second use on the property. Without authorization by the owner, the hearing was continued to the regularly scheduled meeting in October.

20-7 7:20 p.m. 2600 William Penn Highway for the building that backs up to S. 27th Street, Thomas and Diana Lavelle from Crush Brewing LLC 506 Pennsylvania Ave, PO Box 353 Portland PA 18351 are seeking a special exception from section 190-6 to operate a craft brew manufacturing facility with a tap room onsite. The property is in a Heavy Industrial Zoning District within the William Penn Highway Overlay District.

Witnesses: Diana and Thomas Lavelle, Applicants, Juan Martinez, Property Owner

Action: Robert Fehnel made a motion to approve the application with the conditions that no deliveries or loading shall be done along 27th street and the proposed parking area and patio area shall not increase the impervious coverage beyond what is permitted. All deliveries and loading are to be done on Southern side of the building using the new parking area. The motion was seconded by Marc Crisafulli with the motion passing by a vote of 4-0.

Having no further business to discuss, the meeting was adjourned at 8:30 p.m.

James F. Raudenbush
Zoning Officer