

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, January 2, 2019, at 7:00 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nick Noel, Esq., Zoning Board Solicitor, Kris Grube Vice Chairman, Andrew Rossi Board member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak. Board Chairman Emilio DeNisi was absent.

Andrew Rossi made a motion to nominate Emilio DeNisi as the Zoning Board Chairman for 2019. The motion was seconded by Peg Kennedy with the motion passing by a vote of 3-0. Emilio DeNisi accepted the nomination and board chairman position via phone.

Peg Kennedy made a motion to nominate Kris Grube as the Vice Chairman for 2019. The motion was seconded by Andrew Rossi with the motion passing by a vote of 3-0.

Kris Grube made a motion to appoint Nick Noel as the Zoning Board Solicitor for 2019 at the existing rate established by the Board of Supervisors effective January 2017. The motion was seconded by Peg Kennedy with the motion approved by a vote of 3-0.

Peg Kennedy made a motion to approve the minutes from November 6, 2018. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 3-0.

**19-1 7:00 p.m.** Parcel M9SW1-8-7 located on Florian Ave. Ken Schoch from Saucon Construction LLC, 1385 3<sup>rd</sup> Ave, Hellertown Pa 18055 is seeking variances from §190-42.A.(1) and 190-42.C. to build a single family dwelling on a lot. The requested variances are to build on a lot area that is less than 15,000 square feet and has a depth that is less than 120 feet. There were variances granted in 2005 to build a single family detached dwelling that expired since the previous applicant failed to meet the time limitations for obtaining a permit within §190-215.I. The property is in a Medium Density Residential Zoning District.

**Witnesses:** Ken Schoch, Applicant, Derrick Herman, Keystone Consulting Engineers

**Action:** Peg Kennedy made a motion to approve the requested variances to build a single family detached dwelling. The house shall be located on the lot as depicted on exhibit A-2 at the time of the hearing. The motion was seconded by Andrew Rossi with the motion passing by a vote of 3-0.

**19-2 7:10 p.m.** 1340 Tatamy Rd, Dean Fenstermaker from Fenstermaker Enterprises LLC d/b/a A to Z Self Storage is requesting variances from the following sections:

§190-166.A.(1)- To provide less than 1 parking space for every 15 storage units in accordance with table 17.1. The applicant is proposing to provide 1 parking space for every 50 storage units.

§190-192.B.-To provide a 20 foot separation distance between storage buildings 1 and 2. A minimum of 25 feet of separation is required by ordinance.

§190-194.D.(1).(b)-The applicant is requesting a variance from having to provide buffer plantings along the portion of the southern property line which abuts an existing residential use. No plantings have existed at this location since the basing was constructed in 2003.

The current proposal is to remove one single story building and build two new two-story buildings to create a

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facility with 7 storage units totaling 33,000 square feet, having a maximum of 410 storage units and a single office. The applicant received conditional use approvals in 2003 for the existing self-storage facility. The property is in a Planned Office/Industrial Park Zoning District.

**Witnesses:** Dean Fenstermaker, Applicant, Debbie Zimmerman, Facilities Manager, Joseph Civitella, Engineer, Nick Fucci and Jan Gittings, 1334 Tatamy Road

**Action:** Kris Grube made the following motions:

To approve the variance for a reduction in the required off street parking. The 12 parking spaces shown on exhibit A-2 are to be reserved for visitors. There shall be no outdoor storage or overnight parking of recreational vehicles once the additional storage units are complete.

To deny the variance for a reduction in the separation distance between buildings 1 and 2. Building one is to be removed since the structures were not part of the original approvals and there are no permits on file for the buildings.

To deny the variance for no screening along the southern property line. Screening is to be provided in the form of plantings, fence slats or a privacy fence along the southern property line for a length of 100'. The fencing is to start beginning at the Southeastern point of the Fenstermaker fenced area extending 100 feet west along the existing fence.

The motion was seconded by Andrew Rossi with the motion passing by a vote of 3-0.

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

James F. Raudenbush  
Zoning Officer