

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, May 2, 2023, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Andrew Rossi, Vice Chairman, Marc Crisafulli Board Member, Robert Fehnel, Board Member, James Raudenbush Zoning Administrator and Ted Rewak Court Reporter. Board Chairman Kris Grube and Board Member Margie DeRenzis were absent.

Marc Crisafulli made a motion to approve the March 7, 2023 minutes. The motion was seconded by Robert Fehnel with the motion passing by a vote of 3-0.

**23-3 7:00 p.m.** 190 S Greenwood Ave., Waldemar Rivera and Fransisco Santiago, 1534 Hottle Ave, Bethlehem PA 18018 are seeking a special exception from section 190-199.F. to change from one non-conforming use to another. The proposed use would be a children's daycare center that would take the place of a dance studio. This property is in a High-Density Residential Zoning District. This hearing is a continuance from the regularly scheduled April 4<sup>th</sup> zoning agenda.

**Witnesses:** Waldemar Rivera and Fransisco Santiago, Applicants, Steven Nowroski, Lumen Strategy representing the applicants, Dan Martin, Township Attorney, Stan Margle, property owners attorney, Brian Gray, 2831 Charlotte Ave.

**Action:** Marc Crisafulli made a motion to approve the special exception for a daycare with the following conditions.

- There shall be no outdoor play area
- The hours of the daycare are Monday through Friday 6 a.m. to 6 p.m. with no after care.
- There shall be no more than 15 children and 3 staff members.
- The daycare shall comply with all local, state and federal regulations.
- If there's a bus stop in the future it shall comply with all school regulations.
- The rented space shall be 3000 square feet as described by the applicant at the time of the hearing and in the submissions to the Board.

The motion was seconded by Robert Fehnel with the motion passing by a vote of 3-0.

The board went into executive session to discuss two zoning board decisions that were appealed by the Board of Supervisors. At the end of the executive session Marc Crisafulli made a motion to have Atty Scomillio attend the appeal to defend the zoning board decisions. The motion was seconded by Robert Fehnel with the motion passing by a vote of 3-0.

Having no further business to discuss, the meeting was adjourned at 9:00 p.m

James F. Raudenbush  
Zoning Officer