

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, October 2, 2018, 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, Charles Roseberry Board Chairman, Kris Grube Board Member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak. Vice Chairman Emilio DeNisi and Board Member Andrew Rossi were absent.

Peg Kennedy made a motion to approve the minutes from July 3, 2018. The motion was seconded by Kris Grube and the minutes were approved by a vote of 3-0.

Peg Kennedy made a motion to approve the minutes from August 7, 2018. The motion was seconded by Charlie Roseberry and the minutes were approved by a vote of 3-0.

18-15 7:00 p.m. 3442 Nazareth Rd. Andrew and Pamela Inge, 577 Mountian View Ave, Nazareth Pa 18064 are seeking to amend certain conditions imposed in a prior zoning hearing board decision. A special exception was granted in 1989 to convert an existing residential home into a dental office. The conditions the applicants are seeking to amend are the number of employees permitted and hours of operation. The applicants are also seeking a variance from §190-168.G. in order to have parking within 10 feet of a non-residential building to create 3 additional spaces. The property is in a Low Density Residential Zoning District within the Rte. 248 Overlay District.

Witnesses: Trisha Majumdar, Esq., Andrew and Pamela Inge, Applicants

Action: The board made separate motions for each of the applicant's requests:

-Charles Roseberry made a motion to approve the request to employ multiple dentists with the condition that only one dentist is allowed at the office at a time. The motion was seconded by Peg Kennedy with the motion passing by a vote of 3-0.

-Charles Roseberry made a motion to approve the request to have Saturday hours from 9am-2pm. The motion was seconded by Kris Grube with the motion passing by a vote of 3-0.

-Kris Grube made a motion to approve in part and deny in part the request for additional parking. A motion was made to deny the request to have parking spaces within 10' of a non-residential structure. A motion was then made to approve the request for 3 additional parking spots, but they must be kept a minimum of 10' away from the building and meet the minimum space size (9'X18'). The motion was seconded by Charles Roseberry with the motion passing by a vote of 3-0.

-Kris Grube made a motion to approve the request to increase the number of people working at the office to 9 since the required number of parking spaces can be provided. The 9 people shall consist of 1 doctor and 8 employees per the applicants request within exhibit A-2. The motion was seconded by Charles Roseberry with the motion passing by a vote of 3-0.

18-16 7:10 p.m. 2505 Newburg Rd., Doug Frederick, 3500 Winchester Rd, Allentown Pa 18104 is seeking a special exception from §190-199.F.(2). to change a non-conforming use to another non-conforming use. The proposed use would be a real estate office that would be replacing a law office. The property is in a Low Density Residential Zoning District.

Witnesses: Doug Frederick, Applicant Joe Rizzolino, Property Owner

Action: Peg Kennedy made a motion to approve the special exception for the change from one non-conforming use to another non-conforming use and for the additional hours on Saturday and Sunday between 10am-2pm. All signage will meet township ordinances. The motion was seconded by Kris Grube with the motion passing by a vote of 3-0.

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

James F. Raudenbush
Zoning Officer