

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, December 3, 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, Board Chairman, Andrew Rossi Vice Chairman, Marc Crisafulli, Board Member, Margie DeRenzis, Board Member, Peg Kennedy, Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

Marc Crisafulli made a motion to approve the minutes from November 5, 2019. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 5-0.

19-12 7:00 p.m. 3701 Freemansburg Ave., Edwin and Lorraine McGinley, 3615 Freemansburg Ave, Easton Pa 18045 are seeking a variance from §190-211.E.(10).(c).[2] to use an adjoining property for a home occupation in which they wouldn't reside. The applicants currently operate a light home occupation offering services to the dental industry. This property is in a Medium Density Residential Zoning District.

Witnesses: Edwin and Lorraine McGinley, Applicants

Attorney Appearance: Atty Steve Goudsouzian representing the applicants. Atty Steve Brown and Atty Chuck Bruno representing Palmer Township

Action: Marc Crisafulli made a motion to deny the application for a variance to operate a light home occupation out of a property in which the permanent residents of the property would not reside. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

19-13 7:10 p.m. 3350 Nazareth Rd, Henry Rouhana from Sweetheart Home Care LLC 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 office space for a home care agency that would replace a hair cutting business. This property is in a Low-Density Residential Zoning District within the Rte. 248 Overlay District.

Witnesses: Henry Rouhann, Applicant, Aron Gasparetti, Sweetheart Home Care LLC Office Manager

Action: Marc Crisafulli made a motion to approve the application as submitted at the time of the hearing. Proof of PennDOT permits/approvals shall be provided to the township prior to the installation of the parking spaces shown on exhibit A-3. The motion was seconded by Kris Grube with the motion passing by a vote of 5-0.

19-11 7:20 p.m. 530 Milford St., Abraham Atiyeh from Exchange 3 LLC, 1177 6th Street, Whitehall PA 18052 is appealing a notice of violation to remove trucks and signage from the subject property. The applicant feels the prior non-conforming use of the property, the parking of new car inventory, was not abandoned pursuant to §190-199.E.. In the alternative the applicant requests a variance from §190-122 to continue to use the property as a parking lot. This property is in a Heavy Industrial Zoning District.

Witnesses: None

Action: No additional testimony was taken at this hearing. Marc Crisafulli made a motion to deny the appeal of the July 12, 2019 and September 3, 2019 enforcement notices. The motion was seconded by Peg Kennedy with the motion passing by a vote of 5-0.

19-14 7:30 p.m. 530 Milford St., Abraham Atiyeh from Exchange 3 LLC, 1177 6th Street, Whitehall PA 18052 is requesting a determination that the Palmer Township Zoning Ordinance is unconstitutional because there is no provision for and totally excludes a parking lot as a principal use. This property is in a Heavy Industrial Zoning District.

Witnesses: None

Action: At the request of the applicant the hearing was continued until the regularly scheduled zoning hearing in February. The applicant submitted a letter to Atty. Noel waiving the 60-day requirement to have a hearing.

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

James F. Raudenbush
Zoning Officer