

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, January 3, 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, Emilio DeNisi Board Vice Chairman, Peg Kennedy Board Member, James Raudenbush Zoning Administrator, Court Reporter Ted Rewak. and Board Member Kris Grube was absent.

Charles Roseberry made a motion to approve the minutes from December 5, 2017. The motion was seconded by Emilio DeNisi and the minutes were approved by a vote of 3-0.

Charles Roseberry made a motion to appoint Nick Noel as the Zoning Board Solicitor for 2018 at a rate set by the Palmer Township Board of Supervisors. The motion was seconded by Peg Kennedy with the motion approved by a vote of 3-0.

Peg Kennedy made a motion to nominate Charles Roseberry as the Zoning Board Chairman for 2018. The motion was seconded by Emilio DeNisi with the motion passing by a vote of 3-0.

Charles Roseberry made a motion to nominate Emilio DeNisi as the Vice Chairman for 2018. The motion was seconded by Peg Kennedy with the motion passing by a vote of 3-0.

18-1 7:00 p.m. 1400 Bushkill Dr., Strausser Enterprises Inc. is seeking a variance from §190-166 to reduce the required number of off street parking spaces for the GJ Mills apartment site. The applicant is proposing 104 parking spaces for 46 apartment units or 2.26 spaces per unit (23 are located in Palmer Township), as this ratio was previously approved at 120 spaces for 53 apartments. This property is located within a High Density Residential Zoning District.

Witnesses: Pat Campbell, Atty., Mark Zgoda, Architect, Travis Curly, Strausser Enterprises, Jeff Bevean, Engineer, Richard Smith, 1400 Bushkill Dr., Gary Vogt, 1400 Bushkill Dr., Michael Edgar, 1400 Bushkill Dr.

Action: Charles Roseberry made a motion to approve the reduction in the required amount of off street parking. There is to be a minimum of 104 spaces for a total of 46 apartment units. The 23 new apartments in building "H" shall consist of 19 single bedroom units and 4 two bedroom units. The motion was seconded by Peg Kennedy with the motion passing with a vote of 3-0.

17-28 7:10 p.m. 1492 Van Buren Road, Frank A. Greek, Jr. from FGC Van Buren Rd. Partners, LLC. located at 33 Cotters Lane, East Brunswick NJ 08816 is requesting a special exception from §190-154.K. to do work within a floodplain. The work would consist of the construction of a road, culvert, storm sewer and grading of land. This property is located within a Planned Industrial/Commercial Zoning District.

Witnesses: Tim Siegfried, Atty., George Hartman, Bohler Engineering, Matthew, Schlindwein, F. Greek Development, John Halligan, 12 Canterbury Ln., Dave Monaghan, 12 Glasgow Way, Richard Stocker, 3804 Hollo Rd, Timothy Fisher, 68 Moor Dr, Harry Graack, 1380 Van Buren Rd, James Finnen, 18 Moor Drive

Action: Peg Kennedy made a motion to approve the special exception to do the described work within the flood plain. The applicant is required to obtain local/state/federal approvals as needed prior to any work starting. In the event the location of the bridge and/or culvert needs to be relocated the applicant would need to re-apply to the zoning board for approvals. The motion was seconded by Emilio DeNisi with the motion passing with a vote of 3-0

Having no further business to discuss, the meeting was adjourned at 9:15 p.m.

James F. Raudenbush
Zoning Officer