

## MINUTES OF ZONING HEARING BOARD MEETING

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

No minutes were approved at this hearing.

**18-13 7:00 p.m.** 2528 Nazareth Rd/2517 Broad St, Lahawd Co., 3711 Knollcroft St., Easton Pa 18045, is seeking relief to convert the house at 2528 Nazareth Rd into a catering service/restaurant. The proposed plan also shows a lot line adjustment on 2517 Broad St. The lot line adjustment would create an area for a driveway, to access 2528 Nazareth Rd property from the rear. The applicant is seeking relief from the following sections.

- Article VI, §190-37 and §190-250.A. to permit the conversion of a house into a catering service/restaurant. A catering service/restaurant is not a permitted use within the Medium Density Residential Zoning District or within the Rte. 248 Overlay District.
- §190-42.A. To increase the non-conformity of an undersized lot, a 15,000 square foot minimum lot size is required. The current square footage of 2517 Broad St is 10,350 square feet. After the proposed sub-division, the lot area would be approximately 5,884.96 square feet.
- §190-42.D.- To exceed the maximum impervious coverage on a lot, a maximum coverage of 50% is permitted. The proposed impervious coverage at 2528 Nazareth Rd would be 63.87%.
- §190-42.F.-To have a side yard setback that's less than 10' on the smaller side of the 25' aggregate width. A proposed side yard setback of 6.33' is being proposed for the smaller side.
- §190-253.A.-To not provide a rear yard buffer between 2528 Nazareth Rd and 2517 Broad St.

Both properties are in the Medium Density Residential Zoning District. 2528 Nazareth Rd is also within the Route 248 Overlay District.

**Witnesses:** None

**Action:** At the request of the applicant the hearing was continued to the August 7, 2018 zoning hearing. The board agreed to grant the requested continuance.

**18-14 7:10 p.m.** 2453 Nazareth Rd. (25<sup>th</sup> Street Shopping Center), Ken Groff from Grocery Outlet Bargain Market is seeking a variance from §190-184.A.(4).(a). to have more than one wall sign for a commercial establishment. This property is in a General Commercial Zoning District.

**Witnesses:** None

**Action:** The applicant did not show up for the hearing and attempts to call the phone number on the application went un-answered. The board waited for the applicant until 7:30 before adjourning and leaving.

Having no further business to discuss, the meeting was adjourned at 7:30 p.m.

James F. Raudenbush  
Zoning Officer