

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday, November 3, 2021, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Nick Noel, Esq. Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Robert Fehnel Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator. Board Members Margie DeRenzis and Marc Crisafulli were absent.

Andrew Rossi made a motion to approve the minutes from October 5, 2021. The motion was seconded by Robert Fehnel and the minutes were approved by a vote of 3-0.

21-10 7:00 p.m. 1116 Dunkle St. Steve Pelonero from Reliant Pest Control LLC is seeking a special exception from section 190-199.F. to change from one non-conforming use to another. The building would be used as the main office for Reliant Pest Control. This property is in a Medium Density Residential Zoning District.

Witnesses: Steve Pelonero, Applicant, Diane Young, Property owner

Action: Andrew Rossi made a motion to approve the special exception for the non-conforming change of use to be used as a main office for a pest control business. There shall be no more than 1 trailer stored on site and the hours of operation will be Monday through Friday 8-6 and Saturday 8-12. All signage will be per ordinance since no relief was requested. The motion was seconded by Robert Fehnel with the motion passing by a vote of 3-0.

21-11 7:10 p.m. Parcel J8-27-1A, Parcel K8-5A-1 and Parcel J8-27-1 (South East Corner of Van Buren Rd and Main Street) Chris Hermance from Carson Van Buren LLC is seeking an interpretation or in the alternative a dimensional variance from section 190-276.B.(8). The applicant is seeking an interpretation that proposed buildings more than 200,000 square feet are permitted because the distribution and warehousing component of each building is less than 200,00 square feet. In the alternative a dimensional variance is being requested to allow the distribution and warehousing component of each building to exceed 200,000 square feet. The properties are in the North End Business and Main Street Commercial Zoning Districts. Relief is only being sought in the North End Business District.

Witnesses: Chris Hermance, Carson Van Buren LLC, Keith Ottes, Langan Engineering, Chris McClean Atty for the applicant

Action: Testimony was given on the night of the hearing, at the end of the testimony Mr. Fehnel realized there was a conflict of interest and had to recuse himself as recommended by the Zoning Board Solicitor. No action was taken due to lack of a quorum. The applicant agreed that the absent Board members could receive the transcript and exhibits from the hearing and then participate in later deliberations. Therefore, the Board set November 10, 2021, at 6 pm, as the time for deliberation in the Municipal Center. All transcripts of the testimony and additional exhibits were to be provided to the absent board members prior to deliberations.

11/10/2021 6:00 p.m. Deliberations in the upstairs meeting room in the Municipal Building

In attendance Nick Noel, Esq., Zoning Board Solicitor, Kris Grube, Board Chairman, Andrew Rossi, Vice Chairman, Margie DeRenzis, Board Member, James Raudenbush, Zoning Administrator.

*Robert Fehnel, Board Member showed up but left after he was asked to leave by Solicitor Noel.

Margie DeRenzis made a motion/interpretation that the speed bay portion of warehouse/distribution center should not be included in the maximum allowable square footage. Her motion was supported by the applicants testimony that previous conditions/approvals given to other warehouse/distribution centers in the township were not required to include speed bay, loading dock clear zones in the warehouse/distribution centers maximum allowable square footage. The motion was seconded by Andrew Rossi with the motion passing by a vote of 3-0.

Having no further business to discuss the, the deliberations were adjourned at 6:15 p.m.

21-9 7:20 p.m. 2215 Newlins Mill Rd Werner Enterprises Inc/Blue Rock Construction Inc 1275 Glenlivet Drive, Suite 330 Allentown Pa 18106 are requesting variances for signage within the Planned Office/Industrial Park Zoning District.

Wall Sign

-190-185.A.(4). To have one 91.77 square foot wall sign. Ordinance allows for two wall signs with a maximum sign area of 50 square feet each.

-190-161.(D).(3). To allow a sign to be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

Digital Freestanding Sign

-190-161.(D).3. To allow a sign to be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

-190-185.(A).(5).(a) To have a 32 square foot digital sign. Ordinances allow for the digital portion of a sign to be a maximum of 25 square feet.

-190-189.A. To allow a digital sign on Newlins Mill Road

-190-189.D. Which requires messages images and displays on a digital sign to remain unchanged for a minimum of 8 seconds.

-190-185.A.(5) To allow two freestanding signs on one street frontage. Ordinances permit one structure per street frontage.

Freestanding Pole Sign

-190-183.A. To have a 24 foot tall freestanding sign. Ordinances allow for a freestanding sign to be up to 10 feet tall.

-190-185.A.(5). To allow for a 100 square foot freestanding sign. Ordinances permit a freestanding sign to be up to 50 square feet.

-190-161.D.(1). To have an internally illuminated sign with a light background.

-190-161.(D).3. To allow a sign to be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

-190-185.A.(5) To allow two freestanding signs on one street frontage. Ordinances permit one structure per street frontage.

Witnesses: None

Motion: At the request of the applicant the hearing was continued to work on a resolution for the signage.

Having no further business to discuss, the meeting was adjourned at 8:10 p.m.

James F. Raudenbush
Zoning Officer