

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, August 4, 2020, at 7:00 P.M. in person and using Zoom video conferencing. In attendance Nick Noel, Esq., Zoning Board Solicitor, Kris Grube, Board Chairman, Andrew Rossi Vice Chairman, Marc Crisafulli, Board Member, Margie DeRenzis, Board Member via zoom, Robert Fehnel, Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator.

Marc Crissafulli made a motion to approve the minutes from June 2, 2020. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 4-0.

**20-3 7:00 p.m.** 2510 Freemansburg Rd., Bank of America, 13850 Ballantyne Corporate Place, Charlotte, North Carolina is seeking variances from the following sections to install a drive-up ATM in a General Commercial Zoning District.

-190-82.D.(2). To have a front yard setback of 8.8 feet. A minimum setback of 60 feet is required

-190-166.A.(1). To have a reduction in the required off street parking spaces. 104 spaces are required and the applicant is proposing 96 spaces.

-190-191.A. To have two principal uses on a lot.

-190-194.A.(1) To develop a lot in such a way that another lot will not be able to meet the off-street parking requirements of the ordinance. A reduction of 8 spaces is being requested.

**Witnesses:** None

**Action:** The applicant failed to provide of proof of standing and did not show up to the meeting. The board waited until 7:10 to proceed to the next hearing.

**20-4 7:10 p.m.** Parcel M8-8-1B-5 (Empty lot to the South of American Family Services on Milford St), Exchange 8, LLC 823 Third St., Whitehall Pa 18052 is seeking variances from the following sections to build a 4 story, 70 unit personal care home/assisted living facility.

-190-112,190-113 and 190-114. A personal care home is not a permitted use within the Heavy Industrial Zoning District.

-190-116.A. To build on a lot that is less than one acre. The existing lot is .97 acres.

-190-116.(F). The applicant is seeking an interpretation that the rear yard setback is 15 feet because the proposed use is residential, not a heavy industrial use requiring a 120 foot rear yard setback. In the alternative the applicant is requesting a variance to permit a 15 foot rear yard setback.

-190-116.G.(1). To have a 4 story building with a height of 51.5 feet. Three and one-half stories or 45 feet, whichever is more restrictive is permitted by ordinance.

**Witnesses:** Abe Atiyeh, applicant, Gene Berg, Gouck Architects Nick Pugliese, 1072 Grand St. Phillipsburg, NJ, Teresa Diehl (via zoom), 2716 Tamlynn Lane, Dan Lichtenwalner, Palmer Township

**Action:** Marc Crisafulli made a motion to approve the Exchange 8 LLC application with the condition that screening is installed along the rear property line. The building height was not part of the motion since buildings higher than 45 feet are reviewed and approved as a conditional use. The motion was seconded by Andrew Rossi with the motion passing by a vote of 4-1. Robert Fehnel voted against the motion.

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

James F. Raudenbush  
Zoning Officer