

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Wednesday September 4, 2024, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Robert Fehnel, Board Member, Sherwin Miller, Alternate Board Member, James Raudenbush Zoning Administrator and Danny Nicolo Assistant Zoning Administrator. Board members Tun-To Lam and Margie DeRenzis were not in attendance.

Andrew Rossi made a motion to approve the August 6, 2024 minutes. The motion was seconded by Robert Fehnel with the motion passing by a vote of 4-0.

24-7 7:00 p.m. Parcel J8-27-1E (Located South/East of Van Buren Rd and Main St), M&G Realty Inc., Is seeking variances from the following sections to be able to develop the parcel into a Rutters Convenience Store and Quick Service Restaurant.

-190-409.J.d.iii. To have pedestrian walkways that are the same material that's used for the parking area.

-190-603.C.3. To have parking aisles that exceed 200 feet in length.

-190-202 To have a convenience store that exceeds 7000 square feet.

-190-409.J.1.b. To allow for parking between the building and Main St

-190-409.K.1. To not install sidewalk between the Rte. 33 ramp and the traffic signal at Carson Court.

This property is in the Main Street Commercial Zoning District.

Witnesses: Brian Carter, Rutters Attorney, Damon Hall, Rutters Engineer, Chris Hermance, Carson Companies, Craig Beavers, Deputy Planning Director

Action: Robert Fehnel made a motion to approve the variances with the following conditions.

190-409.J.d.iii. is approved but the walkways and material used to mark the walkway shall be reviewed and approved by the Palmer Township Planning Commission and Board of Supervisors.

190-603.C.3. is approved as shown on exhibit A-5 at the time of the hearing.

190-202 the 13,468 square foot store is approved as shown on exhibit A-3 at the time of the hearing.

190-409.J.1.b. is approved

190-409.K.1 sidewalks are deferred to the township Planning Commission and Board of Supervisors.

The lot shall not be further sub-divided since consideration of the variances was given due to its size.

The motion was seconded by Sherwin Miller with the motion passing by a vote of 4-0.

24-5 7:10 p.m. 2025 Edgewood Ave, 2025 Edgewood Avenue, LLC is seeking a use variance to allow for the residential use of the property in a Light Industrial/Mixed Use Zoning District. The applicant is proposing 108 apartments in the original Crayola Factory. Principal uses for the Light Industrial/Mixed Use Zoning District are listed within sections 190-410.A.B and C

Witnesses: None

Action: At the request of the applicant the hearing was continued until the regularly scheduled November meeting.

Having no further business to discuss, the meeting was adjourned at 8:00 p.m.

James F. Raudenbush
Zoning Officer