

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, January 5, 2021, at 7:00 P.M. 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, Robert Fehnel, Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator.

Robert Fehnel made a motion to nominate Kris Grube as the Zoning Board Chairman for 2021. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

Robert Fehnel made a motion to nominate Andrew Rossi as the Vice Chairman for 2021. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

Robert Fehnel made a motion to appoint Nick Noel as the Zoning Board Solicitor for 2021 at the rate established by the Board of Supervisors. The motion was seconded by Marc Crisafulli with the motion passing by a vote of 5-0.

Robert Fehnel made a motion to approve the minutes from December 1, 2020. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 4-0. Marc Crisafulli was not at the December Hearing.

**21-1 7:00 p.m.** 3350 Nazareth Rd., John Sobrinski, 340 Andrew Circle, Stroudsburg Pa 18360 is seeking variances from the following sections to renovate and rebuild an existing building. The proposed use would be for a professional financial services office located in a Low-Density Residential Zoning District within the Rte. 248 Overlay District.

-190-33.D. to allow impervious coverage to exceed 35% of the site area, 50.2% is being proposed.

-190-196.C. to not provide an additional 5' of ultimate right of way.

-190-254.A.(1). to not provide sidewalk along the lot frontage.

-190-166.B.(2). to provide 4 parking spaces where 7 are required.

-190-253.A.(1).(a) to not provide a rear yard landscape buffer.

**Witnesses:** John Sobrinski, applicant, Kate Durso, Atty for applicant, Jeff Beavan Bohler Engineering, Pat Gould, 3557 Southwood Dr. owner of 3360 Nazareth Rd.

**Action:** Robert Fehnel made a motion to grant the variances for the additional impervious coverage, the rear buffer yard, the reduction in parking spaces and to not provide an additional 5' of ultimate right of way. The decision on the sidewalk variance was deferred to the Planning Commission/Township Board of Supervisors for further review. The motion was seconded by Marc Crisafulli with the motion passing by a vote of 5-0.

**21-2 7:10 p.m.** 661 S. 25<sup>th</sup> Street, James Montoya, 2185 Cook Dr., Easton Pa 18045 is seeking approvals for a dog daycare franchise Dogtopia. A dog daycare is not defined in the zoning code and the applicant is seeking a special exception/interpretation per section 190-6 to permit a dog daycare. In the alternative the applicant is seeking a variance to allow the dog daycare to operate in the desired location. The property is in a General Commercial Zoning District.

**Witnesses:** James Montoya, applicant, Victor Scomillio, Atty for applicant, Kathy Halter, Dogtopia VP, Lisa Goubeaux, Dogtopia architect

**Action:** Marc Crisafulli made a motion to approve the special exception pursuant to section 190-6 and 190-80. The motion was seconded by Andrew Rossi with the motion passing by a vote of 5-0.

**Having no further business to discuss, the meeting was adjourned at 9:00 p.m.**

James F. Raudenbush  
Zoning Officer