

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, June 5, 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, Emilio DeNisi Vice Chairman Peg Kennedy Board Member, Kris Grube Board Member, Andrew Rossi Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak. Board Chairman Charles Roseberry was absent.

Peg Kennedy made a motion to approve the minutes from May 1, 2018. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 4-0.

18-10 7:00 p.m. 2704 William Penn Hwy, Fredrick Broadbent II, 21 Marc Ln, Easton Pa 18045 is seeking to amend a Zoning Hearing Board decision from June 16, 2000. The zoning board decision permitted a law office to continue as a non-conforming use. Condition 6 of the decision prohibits any additional employees, associates or other professionals without express permission from the zoning hearing board through subsequent application. The proposed use would be for a neuromuscular therapy office with one therapist and no employees. This property is in a Heavy Industrial/Mixed Use Zoning District.

Witnesses: Fredrick and Nancy Broadbent, Applicants, William Malkames, Esq, Dr. Haddad Kamal, 2710 William Penn Hwy, Robert Moran 2912 William Penn Hwy representing Dr. Richard Rauptis.

Action: Peg Kennedy made a motion to approve a second use on the property for a neuromuscular therapy office. The business is to operate by appointment only with no overlap in appointments 7 days a week from 8a.m. to 7p.m.. Parking on the property shall be maintained and comply with the zoning board decision dated June 16, 2000. The motion was seconded by Kris Grube with the motion passing by a vote of 4-0.

18-11 7:10 p.m. 101 Blenheim Dr., Jason Deemer is seeking a variance from §190-211.E.(15)(a) to have an accessory structure in the required front yard of a property. This property is in a Low Density Residential Zoning District.

Witnesses: Jason Deemer, Applicant

Action: Andrew Rossi made a motion to approve the variance to have a shed in the required front yard. The grade of the property and the electric service for the house limits the locations the shed can be placed on the property. The motion was seconded by Peg Kennedy with the motion passing by a vote of 4-0.

8-12 7:20 p.m. 3143 William Penn Hwy, Charles Chrin, 400 South Greenwood Ave, Easton Pa 18045 is seeking to modify the special exception approval granted on September 16, 2016. The decision limited the building to a maximum of three uses and the applicant would like to add a fourth. The proposed fourth use would be for a dog training facility that would not offer grooming or boarding services. This property is in a General Commercial Zoning District.

Witnesses: Jim Chrin Jr, Charles Chrin Co., Roger Mellin, Charles Chrin Co., Thomas Schlegel, Esq., Renee Hall, Lets Speak Dog Ltd.

Action: Kris Grube made a motion to approve the fourth use on the property for a dog training facility. There shall be maximum of 12 dogs at any one time with the business operating from 9a.m. to 9p.m. seven days a week. The signage will meet township ordinances since no relief was requested. The motion was seconded by Andrew Rossi with the motion passing by a vote of 4-0.

Having no further business to discuss, the meeting was adjourned at 9:10 p.m.

James F. Raudenbush
Zoning Officer