

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, July 6, 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, Margie DeRenzis Board Member, Robert Fehnel Board Member, Marc Crisafulli Board Member, Court Reporter Ted Rewak and James Raudenbush Zoning Administrator.

Marc Crisafulli made a motion to approve the minutes from June 1, 2021. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 5-0.

**21-7 7:00 p.m.** 2605 Nazareth Rd, Jonathan Jones from Lehigh Valley Adult Services, Inc is seeking a special exception from sections 190-210.C.(15) and 190-38.G. to convert a building into 2 dwelling units. Lehigh Valley Adult Services will then register one of the resulting units as a group home. The property is in a Medium Density Residential Zoning District within the Rte. 248 Overlay District.

**Witnesses:** Victoria Allen Edwards, Lehigh Valley Adult Services, Inc., Julie Wagner Burkhardt, Esq. Attorney for the applicant

**Action:** Marc Crisafulli made a motion to approve the application to convert the former Lehigh Valley Adult Services offices into two dwelling units that would be rented out and managed by Lehigh Valley Adult Services. One of the units will be registered as a group home. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

**21-5 7:10 p.m.** 3701 Corriere Road, Michael Hoagberg from Easton Senior Living LLC, is seeking variances from the following sections to build a Life Care Center within a Planned Industrial Commercial Zoning District.

-Sections 190-122/123/125 Life Care Centers are not a permitted use within the Planned Industrial Zoning District (PI/C).

-Sections 190-126.H. and 190-210.B.(38).(c).(8). To construct a building that is 75' tall. The PI/C zoning district allows for a maximum height of 2-1/2 stories or 40', but up to 60' by conditional use. The specific requirements for a life care center limit the height to 2 ½ stories or 35'.

-Section 190-210.B.(38).(a). to permit a density of 37 units per acre when 20 per acre are allowed.

-Section 190-170 to not provide a dedicated loading/unloading space.

-Section 190-126.E. to not have a 75' front yard setback. Within the PI/C zoning district a 75' front yard setback is required when a residential lot line is across the street. The applicant is proposing that the use is residential.

-Section 190-194.D. to not provide a 20' buffer yard in any other location where a buffer yard is required. Any person interested or aggrieved may appear at the appointed time and be heard. Any parties who would deem themselves aggrieved by the grant of relief requested in any appeal must appear before the Zoning Hearing Board, either in person to submit an appearance form provided by the Board or through submission of a legally authenticated statement of proof.

**Witnesses:** None

**Action:** At the request of the applicant the hearing was continued to the August 3, 2021.

**Having no further business to discuss, the meeting was adjourned at 7:30 p.m.**

James F. Raudenbush  
Zoning Officer