

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, November 6, 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, Charles Roseberry Board Chairman, Emilio DeNisi, Vice Chairman, Andrew Rossi Board member, Peg Kennedy Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak. Board Member Kris Grube was absent.

Peg Kennedy made a motion to approve the minutes from October 2, 2018. The motion was seconded by Emilio DeNisi and the minutes were approved by a vote of 4-0.

18-17 7:00 p.m. 2417 Park Avenue (Palmer Park Mall), Christopher Schubert, Esq. representing New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, is seeking a variance from §190-210(B)(9)(j)(5) to have a telecommunications antenna/equipment compound within 500 feet of a residential use. The applicant is proposing to replace an existing light pole with a new light pole and place a coffee can-style antenna on top. The new light pole with the antenna would have an overall height of about 35 feet, the existing light poles are 31+ feet high. The property is in a Planned Commercial Zoning District.

Witnesses: Alyson Fritzges, Esq., Andrew Peterson P.E. DBM Engineering, Dale Kellman NB&C Engineering, Mildred Polomchak, 2930 Woodlawn Ave

Action: Emilio DeNisi made a motion to approve the requested variance to install a small cell antenna using an existing light pole location. The existing pole will be replaced to handle the additional weight and weather conditions better. The motion was seconded by Andrew Rossi with the motion passing by a vote of 4-0.

18-18 7:10 p.m. Parcel J8-27-A1 (Corner of Main St and Trolley Line Dr.) Brent M. Brubaker, P.E. from Scheetz Inc. is seeking a variance from §190-297.D.(1) to have a building setback that exceeds 15 feet from the future right of way of a public street. The proposed setbacks would be 214 feet from Main Street and 127 feet from Trolley Line Drive, both measured from the future street right of way. A variance from §190-300.A. is being requested to allow off street parking in the front of the building between Main Street and the convenience store. The property is in a Main Street Commercial Zoning District.

Witnesses: James Preston, Esq., Shawn Haas, Langan Engineering, Brent Brubaker, Scheetz Inc., Dave Smith Jr., Scheetz Inc

Action: Charles Roseberry made a motion to approve the application since the revised locations of the convenience store and gas pumps fall within the setbacks previously approved by the zoning board in October of 2017. The motion was seconded by Peg Kennedy with the motion passing by a vote of 4-0.

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

James F. Raudenbush
Zoning Officer