

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Board of Palmer Township met on Wednesday November 6, 2024, at 7:00 P.M. in the Charles Chrin Municipal Meeting Room, 4100 Green Pond Road. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Robert Fehnel, Board Member, Margie DeRenzis, Board Member James Raudenbush Zoning Administrator, Danny Nicolo Assistant Zoning Administrator and Court Reporter Ted Rewak. Board member Tun-To Lam was not in attendance.

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

**24-8 7:00 p.m.** 1412 Jeffrey Lane, Karen O'Neill is seeking variances from sections 190-404.F.5.c. and 190-804.B.4.b.. The applicant is proposing to construct a covered front porch that encroaches into the required front yard setback and exceeds the 10' width exception that's permitted within the required front yard. The property is in the Medium Density Residential Zoning District.

**Witnesses:** Karen O'Neill, Applicant, Mike Wimmer, Plantique Inc., Dominic Albanese, 1417 Camelot Drive, Jim Mueth, 1408 Jeffrey Lane

**Action:** Andrew Rossi made a motion to approve the application for the porch to encroach into the required front yard setback by 4' and the width shall not exceed 45' or extend past the ends of the principal structure. The motion was seconded by Robert Fehnel 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 from section 190-410.A.B.C. to allow for the residential use of the property in a Light Industrial/Mixed Use Zoning District. The applicant is proposing 94 apartments in a property that had been utilized by Crayola LLC. The applicant is also seeking variances from the following sections.

-190-505 to allow for parking areas to be located within 100 feet from the top of the bank of the Bushkill Creek.

-190-505.H. to allow for residential units in the floodway/floodplain.

-190-602.F. to allow for parking on a different lot than the principal use.

-190-950.A. to allow for parking spaces that are more than 300 feet from the main entrance.

**Witnesses:** None

**Action:** At the request of the applicant the hearing was continued until the regularly scheduled January 7, 2025 meeting.

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

James F. Raudenbush  
Zoning Officer