

## MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, October 6, 2020, at 7:00 P.M. in person and using Zoom Video Conferencing. In attendance Nick Noel, Esq., Zoning Board Solicitor, Andrew Rossi Vice Chairman, Robert Fehnel Board Member, Margie DeRenzis Board Member (via zoom) Court Reporter Stacy Serba, James Raudenbush Zoning Administrator and Dan Lichtenwalner, Zoom Video Conferencing Operator. Board members Kris Grube and Marc Crisafulli were absent.

Robert Fehnel made a motion to approve the minutes from September 1, 2020. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 2-0. Margie DeRenzis did not make a motion or vote because she was not present at the September meeting.

**20-6 7:10 p.m.** 3650 William Penn Highway, Bhupinder Serah from Serah Auto is seeking a variance from section 190-191.A. to have a second principal use on a lot. The proposed second use would be used car sales. The property is in a General Commercial Zoning District within the William Penn Highway Overlay District.

**Witnesses:** Bhupinder Singh, Applicant

**Action:** Robert Fehnel made a motion to deny the application since the applicant failed to meet the minimum parking requirements for vehicle sales and a repair garage. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 3-0.

**20-8 7:10 p.m.** 105 Old Orchard Drive, Philip Kessler is seeking a variance from section 190-42.E.(4) to build a front porch that would encroach into the required front yard setback. This property is in a Medium Density Residential Zoning District.

**Witnesses:** Philip Kessler, Applicant

**Action:** Andrew Rossi made a motion to approve the dimensional variance for the front porch. The porch shall be constructed as presented at the time of the hearing. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 3-0.

**20-9 7:20 p.m.** 530 Milford Street, Abe Atiyeh, 823 3<sup>rd</sup> Street, Whitehall, Pa 18052 is seeking variances from the following sections to build a 4 story, 84 unit apartment building.

-190-112,190-113 and 190-114. An apartment building is not a permitted use within the Heavy Industrial Zoning District.

-190-116.G.(1). To construct a 4 story apartment building with a height of 52 feet 8 1/2 inches tall. Three and one-half stories or 45 feet, whichever is more restrictive is permitted by ordinance.

-Table 17.1 to provide 156 parking spaces. 168 spaces are required by ordinance.

**Witnesses:** None

**Action:** At the request of the applicant the hearing has been re-scheduled and will be placed on the December 1, 2020 agenda.

**Having no further business to discuss, the meeting was adjourned at 8:10 p.m.**

James F. Raudenbush  
Zoning Officer