

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, August 7, 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 Peg Kennedy Board Member, Andrew Rossi 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 June 5, 2018. The motion was seconded by Andrew Rossi and the minutes were approved by a vote of 4-0.

18-14 7:00 p.m. 2453 Nazareth Rd. (25th Street Shopping Center), Ken Groff from Grocery Outlet Bargain Market is seeking a variance from §190-184.A.(4).(a). to have more than one wall sign for a commercial establishment. This property is in a General Commercial Zoning District.

Witnesses: Ken Groff, Grocery Outlet Bargain Market

Action: Emilio DeNisi made a motion to grant the variance for additional wall signs since the proposed signage does not exceed three colors and the total amount of wall signage for the tenant space is less than 10% of the building face. The signs are to be extinguished no later than a half an hour after the close of business. The motion was seconded by Andrew Rossi with the motion passing by a vote of 4-0.

18-04 7:10 p.m. 2646 Nazareth Rd., Miguel Montesdeoca is seeking an interpretation from §190-168A(1) and §190-168A(3) to install a fence in a shared driveway. This property is in a Medium Density Residential Zoning District within the Route 248 Overlay District.

Witnesses: Miguel Montesdeoca, Applicant, Fanny Reinoso, Applicant, Joel Scheer, Atty for the Nesci Family 2652 Nazareth Rd, Martino Nesci, 2652 Nazareth Rd, Lidia Nesci, 2652 Nazareth Rd

Action: Charles Roseberry made a motion to approve the installation of the fence. The fence shall not extend past the side entrance of the house and encroach no more than 5' into the driveway. The motion provides the minimum relief for the applicants children to access the house from the rear parking area and still allows the shared driveway to be functional for both parties. The motion was seconded by Peg Kennedy with the motion passing by a vote of 4-0.

18-13 7:20 p.m. 2528 Nazareth Rd/2517 Broad St, Lahawd Co., 3711 Knollcroft St., Easton Pa 18045, is seeking relief to convert the house at 2528 Nazareth Rd into a catering service/restaurant. The proposed plan also shows a lot line adjustment on 2517 Broad St. The lot line adjustment would create an area for a driveway to access the 2528 Nazareth Rd property from the rear. The applicant is seeking relief from the following sections.

-Article VI, §190-37 and §190-250.A. to permit the conversion of a house into a catering service/restaurant. A catering service/restaurant is not a permitted use within the Medium Density Residential Zoning District or within the Rte. 248 Overlay District.

-§190-42.A. To increase the non-conformity of an undersized lot, a 15,000 square foot minimum lot size is required. The current square footage of 2517 Broad St is 10,350 square feet. After the proposed sub-division, the lot area would be approximately 5,884.96 square feet.

-§190-42.D.- To exceed the maximum impervious coverage on a lot, a maximum coverage of 50% is permitted. The proposed impervious coverage at 2528 Nazareth Rd would be 63.87%.

-§190-42.F.-To have a side yard setback that's less than 10' on the smaller side of the 25' aggregate width. A proposed side yard setback of 6.33' is being proposed for the smaller side.

-§190-253.A.-To not provide a rear yard buffer between 2528 Nazareth Rd and 2517 Broad St.

Both properties are in the Medium Density Residential Zoning District. 2528 Nazareth Rd is also within the Route 248 Overlay District.

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Witnesses: None

Action: The applicant was granted permission to withdraw the application without prejudice to reapply after planned meeting(s) with the Township.

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

James F. Raudenbush
Zoning Officer