

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, June 7, 2022, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Vice Chairman Andrew Rossi, Robert Fehnel Board Member, Margie DeRenzis, Board Member, James Raudenbush Zoning Administrator and Ted Rewak Court Reporter. Board Member Marc Crisafulli was absent.

Robert Fehnel made a motion to approve the May 3, 2022 minutes. The motion was seconded by Andrew Rossi with the motion passing by a vote of 4-0.

22-11 7:00 p.m. 2500 Nazareth Road (Dunkin' Donuts), Tracey Diehl from Expedite The Diehl is seeking a variance from section 190-189 to replace an existing menu board with a static digital menu board. This property is in a General Commercial Residential Zoning District.

Witnesses: Pete Hatcher, Expedite the Diehl, Prasad Chalikonda, SSD Enterprises(Dunkin' Owner)

Action: Margie Derenzis made a motion to approve the requested variances as presented at the time of the hearing. The motion was seconded by Robert Fehnel with the motion passing by a vote of 4-0.

22-12 7:10 p.m. Parcel L9-17-1P located on Kunkle Dr., Spyros Lenas, Jr. from Soaring Car Wash, is seeking variances from the following sections to build a low impact car wash facility within a Planned Office/Business zoning district.

-190-168.H.(2). to have portion of the parking lot that encroaches into a landscape area along the Knukle Drive side of the lot.

-190-168.G.(3). to have parking spaces that are 4.7 feet from a non-residential building, a minimum of 10 feet is required.

-190-176.A. to have a freestanding sign that is 1.8 feet from the property line, a minimum of 5' is required.

-190-185.B.(4). to have 2 wall signs, each with a sign area of 53.75 square feet that would be placed higher than 10 feet above the average adjacent grade.

-190-185.B.(7). to have a 79.3 square foot monument sign that would exceed the 50 square foot maximum.

-190-183.A. to have a freestanding sign that exceeds 5 feet in height, an 8 foot 10 inch tall sign is being proposed.

-190-189.B. to have a 16 square foot electronic message sign that would be part of the proposed freestanding sign.

Witnesses: Erion Lenas, Applicant, Atty Blake Marles, Applicants attorney, Stephen Nowroski, Lumen Strategy

Action: Andrew Rossi made a motion to approve the requested variances as presented at the time of the hearing. The wall signs shall be placed on the walls of the building that face Northampton St. and Corporate Dr. The motion was seconded by Kris Grube with the motion passing by a vote of 4-0.

Having no further business to discuss, the meeting was adjourned at 8:30 p.m.

James F. Raudenbush
Zoning Officer