

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, April 1, 2025, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Andrew Rossi Vice Chairman, Robert Fehnel Board Member, Board Member, Tung-To Lam Board Member, Ted Rewak Court Reporter, Danny Nicolo, Assistant Zoning Administrator and James Raudenbush Zoning Administrator. Board Member Margie DeRenzis was absent.

Andrew Rossi made a motion to approve January 7 and February 4 2025 minutes. The motion was seconded by Robert Fehnel with the motion passing by a vote of 4-0.

25-2 7:00 p.m. 3011-3099 William Penn Highway, Fulton Bank, N.A. One Penn Square Lancaster PA 17602 is seeking a special exception from section 190-924 to install a drive-through facility in an existing building that previously housed a restaurant. The property is in the General Commercial Zoning District within the William Penn Highway Overlay District.

Witnesses: Reily Noetzel, Atty for the applicant, Joel Widders, Fulton Bank, Colin Burke, 1415 Stones Crossing Rd

Action: Andrew Rossi made a motion to grant the special exception for the drive thru with the condition that if the financial institution ever leaves the drive thru will be removed. 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 proposing to convert the existing building formerly used by Crayola as manufacturing and offices into 94 apartment units and is seeking the following variances to facilitate the conversion. The property is located in the Light Industrial/Mixed Use Zoning District.

1. A use variance from Section 190-410 to permit the use to permit the use of the existing building and the property as and for 94 multifamily residential dwelling (apartment) units.
2. A variance from Section 190-505 to allow for the use of existing parking located within 100 feet of the top of the bank of the Bushkill Creek.
3. A variance from Section 190-602.(F). to allow parking on a lot other than the lot of the principal use.
4. A variance from Section 190-950.A. to allow the use of parking facilities located more than 300 feet from the main entrance to the existing building.
5. A variance from Section 190-506.H. to permit the building and facilities to be used and improved as and for multifamily residential dwelling use.
6. Variance from Sections 190-506.M.2. and Section 190-506.M.3. of the Floodplain management regulations to permit the conversion of the existing building into a multifamily residential dwelling (apartment) building in compliance with the requirements of subsections 190-506.M.2.a.i and a,ii .of the zoning ordinance.

Witnesses: John VanLuvanee, Applicants Atty., Dr. Stephen Thode (applicant) speaking about finance, Dr. William Jenaway (applicant) from Business Safety Associates speaking on fire safety, John Lee (applicant) from Philips and Donovan Architects, Benjamin Guthrie (applicant) from Traffic Planning and Design speaking about traffic impacts, Gregory Newell (applicant) from Nave Newell Engineering Surveying and Land Planning, Mark McFadden, 2010 Maywood St.,

Action: At the request of the applicant the meeting was continued until the regularly scheduled May 6th zoning meeting.

Having no further business to discuss, the meeting was adjourned at 7:20 p.m.

James F. Raudenbush
Zoning Officer