

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, June 3, 2025, at 7:00 P.M. in the Palmer Township Municipal Meeting Room. In attendance Victor Scomillio, Zoning Board Solicitor, Kris Grube Board Chairman, Tung-To Lam Board Member, Margie DeRenzis Board Member, Robert Fehnel, Board Member Ted Rewak Court Reporter, Danny Nicolo, Assistant Zoning Administrator and James Raudenbush Zoning Administrator. Vice Chairman Andrew Rossi was absent.

Tung-To Lam made a motion to approve the May 6, 2025 minutes. The motion was seconded by Robert Fehnel with the motion passing by a vote of 3-0. *Margie DeRenzis was absent from the May meeting and didn't vote.

25-4 7:00 p.m. Parcel M9SW1-14-6 located on Berks St, Saucon Construction LLC is seeking a variance from section 190-809 to build on a non-conforming lot of record that's 4,400 square feet. A minimum lot size of 6,000 square feet is required for a non-conforming lot of record. The property is in a High-Density Residential Zoning District.

Witnesses: Kenneth Schoch, Jr Applicant, Daniel Miller, Keystone Consulting Engineers, Richard Abreu, 604 Berks St., Anthony Villante, 3195 Audubon Ave

Action: Robert Fehnel made a motion to approve the application as submitted with the condition the applicant shall connect to public water. The motion was seconded by Tung-To Lam 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., Nat Hyman, Applicant, Dave Keightly, Township Solicitor, Craig Beavers, Township Planning Director

Action: Cross examination of the Palmer Township Planning Director was completed which concluded the testimony for the hearing.

Kris Grube made a motion with the following conditions.

- Fire lanes shall be provided along the paved edges of the building at a width meeting the International Fire Code. No parking is permitted between the bike path and the western side of the building.
- No bridge improvements are required since no parking is being proposed on the Forks Township lot that would utilize the bridge.
- All parking areas shall be illuminated to the satisfaction of the Palmer Township Lighting consultant.
- The applicant shall use the safety plan as presented by the applicants witness Dr. Jenaway.
- The applicant shall re-seal the parking lots and install protective barriers along the edges of the parking lot that abut the Bushkill Creek.

- A site plan shall be provided showing parking, turning radius, loading zones and reflect the bike path improvements shown on exhibit T5.
 - The applicant shall supply letters from all applicable utility companies showing that adequate services are available for the site.
 - The applicant shall provide a painted pedestrian crosswalk with reflective signage in the location designated by the township across Edgewood Ave.
 - Each tenant shall be provided with an emergency action plan in a form satisfactory to the township solicitor.
 - The site shall be restricted to a maximum of 94 studio apartments with an occupancy of one person.
 - A reduction in parking is approved if the applicant can provide 125 spaces all located within Palmer Township.
 - The applicant shall provide painted bike trail crossings in locations designated by the township across Edgewood Ave and provide flexible delineators in areas designated by the township.
- The motion was approved by Robert Fehnel, seconded by Tung-To Lam with the motion passing by a vote of 4-0.

Having no further business to discuss, the meeting was adjourned at 10:00 p.m.

James F. Raudenbush
Zoning Officer