MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, February 6, 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 Board Vice Chairman, Peg Kennedy Board Member, Kris Grube Board Member, Andrew Rossi Board Member, James Raudenbush Zoning Administrator and Court Reporter Ted Rewak.

Peg Kennedy made a motion to approve the minutes from January 3, 2018. The motion was seconded by Emilio DeNisi and the minutes were approved by a vote of 5-0.

18-2 7:00 p.m. 1610 Van Buren Rd, Duke Realty Limited Partnership, 4 Tower Bridge, 200 Barr Harbor Dr, Suite 400 W. Conshohocken Pa 19428 is seeking an interpretation from §190-179(D) to have directional signs that exceed four square feet. The applicant believes directional signs exceeding four square feet are permitted but require permits. If it's determined the proposed directional/awning signs are viewed as wall signs the applicant is requesting a variance from §190-319A(2) to have more than one wall sign on a building wall. This property is in a Transportation Industrial 1 Zoning District.

Witnesses: Blake Marles, Atty., John Michael Davis, Duke Realty

Action: Charles Roseberry made a motion that directional signage more than 4 square feet does require a permit and the proposed directional signage should be granted a variance. The signage shall be installed matching exhibits A-3 and A-4 as presented at the time of the hearing. The motion was seconded by Kris Grube with the motion passing by a vote of 5-0.

18-03 7:10 p.m. 2940 William Penn Highway and 508 Oakwood St., Steven Goudsouzian from Sweat Tea & Bubbles, LLC is seeking relief from the following sections for the change of a non-conforming use to open a law office.

- -§190-199F(2) to change a non-conforming use to another non-conforming use.
- -§190-53(B) to exceed the maximum amount of impervious coverage on a lot.
- -§190-168(F)(1) to install exterior lighting that would not provide a minimum illumination of .75 footcandles for a parking area.
- -§190-176A to have a freestanding sign within five feet of the existing street right-of-way.

This property is in a High Density Residential Zoning District within the William Penn Highway Overlay District.

Witnesses: Steve Goudzouzian, Atty./Applicant, David and Geraldine Alley, 2930 William Penn Hwy Action: Emilio DeNisi made the following motions:

- -To approve the change of a non-conforming use to another non-conforming use for a law office. The motion was seconded by Andrew Rossi.
- -To approve the additional parking spots located at 508 Oakwood St. with a maximum impervious coverage of 70% and a minimum of 30% of the lot shall be landscaped. There shall also be buffers installed to satisfy the requirements of the William Penn Hwy Overlay District. The motion was seconded by Peg Kennedy.
- -To install motion lights to illuminate the parking area at 508 Oakwood St to limit the light and glare onto neighboring properties. The motion was seconded by Kris Grube.
- -To move an existing sign within 5' of the existing street right of way. If the sign would fall within the existing street right of way approval would be required by PADOT. The existing sign will not change in size or height. The motion was seconded by Kris Grube.

All the motions were approved by a vote of 5-0.

18-04 7:20 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: None

Action: At the request of the applicant the hearing has been postponed until the regularly scheduled zoning hearing in May. The applicant provided a letter that waived the 60 requirement to have a hearing as per the Pennsylvania Municipalities Planning Code.

18-05 7:30p.m. 2499 Northampton St., Alan Gulko from Just Furniture is seeking a variance from §190-184A(3)(a) to have a total of 228 square feet of wall signage. In a General Commercial Zoning District one wall sign is permitted for each wall facing a public street, each with a total area not to exceed 10% of the total area of the building face on which the sign is located. The maximum total wall sign area shall be 60 square feet.

Witnesses: Eli Gabay, Atty., Alan Gulko, Applicant

Action: Kris Grube made a motion to approve the requested signage since the signage did not exceed 10% of the wall area and was in character with other signage in the area. The wall signs are the only signs being approved as part of this application, special business displays are the only other signage permitted under §190-171C of the Palmer Township Code. The motion was seconded by Peg Kennedy with the motion passing by a vote 4-1. Emilio DeNisi voted against the motion.

Having no further business to discuss, the meeting was adjourned at 9:45 p.m.

James F. Raudenbush Zoning Officer