

MINUTES OF ZONING HEARING BOARD MEETING

The Zoning Hearing Board of Palmer Township met on Tuesday, May 6, 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, Board Member, Tung-To Lam Board Member, Brian Cahill Alternate Board Member, Ted Rewak Court Reporter, Danny Nicolo, Assistant Zoning Administrator and James Raudenbush Zoning Administrator. Board Members Robert Fehnel and Margie DeRenzis were absent.

Andrew Rossi made a motion to approve the April 1, 2025 minutes. The motion was seconded by Tung-To Lam with the motion passing by a vote of 3-0.

25-3 7:00 p.m. 3350 Nazareth Rd., John Sobrinski is seeking variances from the following sections for the redevelopment of a property into a financial services office.

190-601(A)(1) and Table 3 to provide 4 parking spaces instead of the 5 that are required.

190-413(D)(2)(a) to not provide a landscape buffer along the rear lot line.

190-603(G)(3) to not provide a 10 foot parking setback from the edge of a nonresidential building

190-818(B)(2)(3) to allow a 6 foot privacy fence in the side and front yards of a residential zoning

190-806(A) and (C) to not provide an additional 5 feet of ultimate right of way.

The property is in a Low Density Residential Zoning District within the William Penn Highway Overlay District.

Witnesses: John Sobrinski, Applicant, Atty. Kate Durso, Applicants Atty., Don Peters Applicants Engineer from Bohler engineering, Patricia Gould, 36 Barness Ct, Richboro Pa

Action: Andrew Rossi made a motion to grant the requested variances as presented at the time of the hearing with the condition that the fence is installed as depicted on exhibit A-2. The motion was seconded by Brian Cahill with the motion passing with a vote of 3-0.

*Tung-To Lam did not participate in this hearing due to a conflict with the engineering company working on the project/application.

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, Gregory Newell (applicant) from Nave Newell Engineering Surveying and Land Planning, Dave Keightly, Township Solicitor, Craig Beavers, Township Planning Director and Mark McFadden, 2010 Maywood St.

Action: Cross examination of Gregory Newell was conducted and testimony from the township planning director was given. The hearing will continue at the regularly scheduled meeting in June.

*Prior to the start of the hearing the applicant and township agreed that alternate board member Brian Cahill could listen to the testimony and ask questions but was not allowed to vote.

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

James F. Raudenbush
Zoning Officer