

## MINUTES OF ZONING HEARING BOARD MEETING

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

The meeting was turned over to Zoning Board Solicitor Victor Scmillio who called for nominations for a chairperson. Robert Fehnel made a motion for Kris Grube to be Chairman and Andrew Rossi as Vice Chairman for 2025. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

Andrew Rossi made a motion to appoint Victor Scmillio from the law offices of Holzinger, Harak and Scmillio as the zoning board solicitor for 2025 at a rate set by the Palmer Township Board of Supervisors. The motion was seconded by Robert Fehnel with the motion passing by a vote of 5-0.

Andrew Rossi made a motion to approve the November 6, 2024 minutes. The motion was seconded by Robert Fehnel with the motion passing by a vote of 5-0.

At the beginning of the meeting Edgewood Ave, LLC and Chrin Trust DST agreed to switch time slots due to the anticipated length of the hearing for Edgewood Ave, LLC.

**25-1 7:00 p.m.** Parcel M8NE1-13-5C (Arlington Street), Barry Fehnel from Colonial Builders Inc is seeking a variance from section 190-404.F.1. to build on an undersized lot. The minimum lot size within a Medium Density Residential Zoning District is 15,000 square feet, the applicant's lot is 12,402 square feet.

**Witnesses:** Barry Fehnel, Applicant

**Action:** Andrew Rossi made a motion to grant the requested variance to build on an undersized lot. The motion was seconded by Margie DeRenzis with the motion passing by a vote of 5-0.

**24-9 7:20 p.m.** Parcel J8 27A1 located at the corner of Main St and Trolley Line Dr, Chrin Trust DST is seeking variances from the following sections;

-190-412. To allow for a warehouse and quick service restaurant within the North End Business District that already permits warehouses.

-190-409.E.9. To have parking within 10' of Main St. in which a minimum 50' setback is required.

-190-409.J.1.b. To have parking between Main Street and the building. Township ordinances require the parking to be orientated to the rear and/or the side of the structure.

-190-603.G.4. to have parking 10' from the right of way. Township ordinances require a 15' setback from the right of way from arterial and collector streets.

-To allow for access from a zoning district, where the proposed use is not permitted.

The parcel is in the North End Business and Main Street Commercial Zoning Districts.

**Witnesses:** Steve Goudsouzian, Applicants Atty., Shaun Haas, Langan Engineering, Annmarie Vigilante, Langan Engineering

**Action:** Robert Fehnel made a motion to approve the application as submitted with the condition that the traffic circulation for the project be reviewed and approved by the Palmer Township Planning Commission and Palmer Township Board of Supervisors. The motion was seconded by Andrew Rossi with the motion passing by a vote of 5-0.

**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., Matt Sprung real estate broker NAI Summit expert witness for the applicant, Dr. Stephen Thode, 730 Barkley Dr., Bethlehem expert witness on finance for the applicant, Nicholas DeGidio, Mark McFadden, 2010 Maywood St.,

**Action:** The meeting was stopped at 10 p.m. and has been continued to the regularly scheduled meeting on February 4, 2025.

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

James F. Raudenbush  
Zoning Officer