

LEGAL NOTICE

The Zoning Board of Palmer Township will meet on Wednesday September 3, 2025, at 7:00 P.M. in the Palmer Municipal Meeting Room, **located in the lower level of the Palmer Township Municipal Building**, 3 Weller Place, to hear the following appeals:

25-7 7:00 p.m. 2690 Kingston Rd., Gary Strausser is seeking a special exception from section 190-408.E.1 to allow a drive-thru facility for a proposed bank. This property is in a Planned Office/Business zoning district.

25-8 7:10 p.m. 2609 Fehr St., William Hildenbrand is seeking a variance from section 190-601 to not provide the minimum parking required for a retail use. The proposed use is a specialty retail store selling general antiques and collectables. This property is in a General Commercial zoning district.

Any person interested or aggrieved may appear at the appointed time and be heard. Any parties who would deem themselves aggrieved by the grant of relief requested in any appeal must appear before the Zoning Hearing Board, either in person to submit an appearance form provided by the Board or through submission of a legally authenticated statement of proof.

James Raudenbush
Palmer Township Zoning Administrator

DATE RECEIVED _____

ZONING HEARING APPLICATION

The applicant requests a zoning hearing to pursue any or all of the following:

Special Exception ☒ Variance ☐ Challenge to interpretation of Ordinance ☐

APPLICANT INFORMATION: (please print or type)

Applicant's Name Gary Strausser

**Note- If a company is being listed as the applicant, also provide the company owners name.*

Applicant's Street Address 1110 Van Buren Road, Unit 2

City, State, Zip Code Easton, PA 18045

Phone 610-252-6410 FAX or Email gary@strausser.com

Address of property that is subject of hearing 2690 Kingston Road, Easton, PA 18045

Zoning District of the subject property PO/B - Planned Office/Business

Do you reside at the subject property? YES ☐ NO ☒

IF THE PROPERTY OWNER IS SOMEONE OTHER THAN THE APPLICANT, PLEASE PROVIDE THE PROPERTY OWNER'S NAME AND ADDRESS:

Name Same as applicant

Address _____

City, State, Zip _____

IF THE SUBJECT PROPERTY IS A BUSINESS, PLEASE PROVIDE:

Name of business Fabey Dental - to be demolished (Proposed Chase Bank will be constructed)

Use: (Mark One) Commercial ☒ Industrial ☐ Manufacturing ☐

Other ☐

A-1

Page – 2 – ZONING HEARING APPLICATION

ZONING REQUEST:

The applicant is seeking relief from the following sections of the Palmer Township Zoning Ordinance – please note Articles and Sections.

Parcel, being located at 2690 Kingston Road is within the PO/B Planned Office/Business district. The primary use of the property
as a Bank which is a permitted use under Section 190-408.A.2. The relief is for special exception of an accessory use, being a drive-thru
facility, under Section 190-408.E.1

Describe the nature of the development or project you plan to undertake.

The development includes the demolition of the existing dental office and construction of a Chase Bank with associated
attached drive-thru. The plan proposed to utilize the existing access driveways and reconstruct the building and parking
facilities in accordance with current standards.

If applying for a hearing for a variance, describe the nature of the unique legal hardship you believe your property would suffer because of having to conform to the current zoning regulations at issue. Economic hardship alone is insufficient grounds.

Refer to Zoning Narrative

Page – 3 – ZONING HEARING APPLICATION

If you are applying for a hearing seeking relief for *other than a variance*, describe what impact can be expected pursuant to your development or project, on properties in the areas surrounding the subject premises. (Impact includes, but not limited to, traffic, customers, noise, environmental etc.)

Refer to Zoning Narrative

If you have ever sought relief from the Zoning Hearing Board or the Board of Supervisors in the past in connection with the subject premises, please state when you sought such relief and what the decision of the Board was in reference to your prior application.

Refer to Zoning Narrative

Describe how a decision in your favor pursuant to this application would impact or effect the public health, safety, and welfare of the neighborhood or citizens of Palmer Township.

Refer to Zoning Narrative

Gary Strausser

(print signatory's name above)

DocuSigned by:

Applicant Signature

DATE 8/8/2025

Legal Representative (If Applicable)

DATE

August 12, 2025

Palmer Township
3 Weller Place
Palmer, PA 18045

Attention: James Raudenbush, Zoning Officer

Re: **Zoning Narrative**
Proposed Chase Bank with Drive-Thru
2690 Kingston Road
Parcel ID: L8-4-11-0324
Palmer Township
Northampton County, PA
PAB240132.00

BACKGROUND

Strausser Enterprises Inc. ("Applicant") is the owner of the property located at 2690 Kingston Road, at the intersection with Nazareth Road (Route 248), further identified as Parcel ID L8-4-11-0324 ("Property"). The Property is located within the PO/B – Planned Office/Business Zoning District. The Applicant proposes to develop the property with a Chase Bank. Additional site amenities will include improvements associated with the parking lot, utilities, stormwater management facilities, landscape and lighting.

SUMMARY OF REQUESTED RELIEF

The applicant hereby respectfully requests Zoning Approval and submits that the requested approval shall be granted as set forth below:

1. **§ 190-408.E.1** *Applicant requests zoning approval to permit a drive-thru facility for the proposed permitted bank as an accessory use of Special Exception.*

The Applicant further requests such relief as may be determined necessary to allow construction of the plans as presented with this application.

NARRATIVE

The Property consists of approximately 1.28 acres of currently developed land, located along three roadway frontages, being Nazareth Road (SR 0248), Kingston Road (SR 2032) and Nightingale Road (Private Road). The Property is located within the PO/B – Planned Office/Business Zoning District. The Property includes an existing dental office, with parking facilities and access locations off Kingston Road and Nightingale Road.

The Applicant proposes to develop the property with a Chase Bank with one (1) drive-thru lane, as depicted on the enclosed plan. Additional site amenities will include improvements associated with the parking lot, utilities, stormwater management facilities, landscape and lighting. The existing driveway/access locations will be maintained.

Per Section 190-408.A.2 of the Palmer Township Zoning Ordinance, a bank or financial institution is a Permitted By Right Use within the PO/B Planned Office/Business District. The Applicant requests a drive-thru be approved as an Accessory Use by Special Exception per Section 190-408.E.1 of the Palmer Township Zoning Ordinance.

1. **§ 190-408.E.1** – *Applicant requests zoning approval to permit a drive-thru facility as an Accessory Use to the Permitted By Right Use as a bank.*

It is our opinion the drive-thru facility proposed with the Chase Bank is similar to the existing surrounding uses. Along Nazareth Road, approximately 1,000 feet south of the Property, also within the PO/B District, exists a Bank of America which includes a drive-thru. This also is within the PO/B District. Additionally, also along Nazareth Road, approximately 500 feet north of the Property, exists a CVS with drive-thru and a First Commonwealth Federal Credit Union with a drive-thru. While the properties to the north are within the GC General Commercial Zoning District, the close proximity to the Property along with the same use, provides for a similar streetscape along the Nazareth Road corridor.

2. **§ 190-924** – All businesses which propose drive-through facilities shall meet all of the following requirements:

- A. *Drive-through facilities are not permitted as a principal use but shall be an accessory use for quick-service restaurants, banks, and certain types of retail establishments (pharmacies and retail establishments selling groceries). However, a Drive-through facility added to an existing quick-service restaurant, bank, or certain types of retail establishments (pharmacies and retail establishments selling groceries) shall apply for land development approval prior to initiating a Drive-through facility.*

Drive-through is proposed as an accessory use to the permitted use, being a bank.

- B. *The property shall have frontage on and direct vehicular access to a minor arterial or collector street.*

The property is located with frontage along Kingston Road, which is a collector street, and Nazareth Road, which is a major arterial. Access is located off Kingston Road and Nightingale Road.

- C. *In addition to the parking spaces required for the principal use, a minimum of five (5) stacking spaces (ten (10) spaces for quick-service restaurants) in one (1) lane shall be provided for vehicles to wait in line. The stacking spaces shall not interfere with the use of any required parking spaces and shall not inhibit the free flow of traffic on the property. The stacking spaces shall be designed so that waiting vehicles shall not stand in any right-of-way or overflow onto adjacent properties, streets, or berms.*

The layout provides for a minimum of five (5) stacking spaces meeting the requirements of this section, without interference of any required parking spaces and without stacking in right-of-way, adjacent properties, streets or berms.

- D. *Entrances, exits and standing spaces shall be adequately indicated with pavement markings and/or direction signs.*

Entrance, exit and queuing/standing space signage and/or striping is provided on the plans, meeting the requirements of this section.

- E. *Parking areas and circulation patterns shall be adequately striped and marked to facilitate traffic circulation on the property.*

Parking areas and circulation patterns will be striped and marked meeting the requirements of this section.

Please note and consider that the proposed use, including the drive-thru use, is similar to other uses permitted and existing in the district and surrounding areas, and therefore is not injurious to the public health, safety, and welfare. The Property will be developed in a similar manner that exists today, with similar utility and stormwater management features, as well as similar traffic patterns and trip generation.

As such, it is our opinion that the use of a drive-thru facility in conjunction with a bank is similar (and complementary) to other permitted and existing uses in the district and surrounding areas, is not injurious to the public health, safety, and welfare, and should therefore be permitted by Palmer Township as an accessory use by special exception. As such, we request that you schedule the application on the next available Palmer Township Zoning Hearing Board agenda and provide the Applicant with the date(s) for meeting(s) that this project will appear on the agenda.

Should you have any questions or require additional information, please do not hesitate to contact me at dpeters@bohlereng.com or 610-709-9971.

Sincerely,

BOHLER ENGINEERING PA, LLC



Don Peters, P.E.
Project Manager

DP/jt

cc: Gary Strausser, Strausser Enterprises. (email)

Michael F. Corriere, Esq., Corriere & Andres (email)

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74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

August 12, 2025
via FedEx Priority

Palmer Township
3 Weller Place
Palmer, PA 18045

Attention: Zoning Hearing Board

RE: Proposed Chase Bank with Drive-Thru
2690 Kingston Road
Easton, PA 18045
Palmer Township, Northampton County, PA
PAB240132.00

To Whom It May Concern:

As requested, Bohler Engineering PA, LLC has prepared a trip generation assessment for the proposed 3,545 SF drive-in bank proposed at located at 2690 Kingston Road, Palmer Township, Northampton County, PA. We understand that a 11,991 SF one-story medical-dental building is existing on site, and is currently in operation. The trip generation projections for the proposed use were prepared utilizing data published from the Institute of Transportation Engineers (ITE) in the 11th Edition of Trip Generation. Specifically, Land Use Code 720: "Medical-Dental Office" was used for the existing office building, and Land Use Code 912: "Drive-In Bank" was utilized for the proposed bank. Trip generation projections for the previously approved use utilizes the same Land Use code

Trip Generation Comparison

Existing Development

The following trip generation for the existing office building use was prepared based on data compiled from numerous studies contained in the Institute of Transportation Engineers (ITE) publication, Trip Generation, 11th Edition. Specifically, Medical-Dental Office (ITE Land Use Code 720) was utilized. **Table 1** provides the trip generation rates/equations for the existing development.

Table 1 – Existing Trip Generation Rates/Equations

Description	Daily		Weekday Morning		Weekday Afternoon	
	Equation	Enter	Rate	Enter	Rate	Enter
ITE Land Use Code 720 - Medical-Dental Office Building ⁽¹⁾ Equation	$T = 42.97(X) - 100.75$	50%	$\ln(T) = 0.90 \ln(X) + 1.34$	77%	$T = 4.07(X) - 3.17$	28%
ITE Land Use Code 720 - Medical-Dental Office Building ⁽¹⁾ Rate	$T = 36.00(X)$	50%	$T = 3.10(X)$	79%	$T = 3.93(X)$	30%

(1) Independent Variable (X) is Based on 1000 SF Gross Area (KSF)
T = Traffic Volume

Table 2 provides a summary of the anticipated trips utilizing the respective rates/equations for the existing ±11,991 SF office. According to ITE, the previously existing development typically generated approximately 37 trips (inbound and outbound) during the weekday morning peak hour, approximately 47 trips (inbound and outbound) during the weekday afternoon peak hour, and approximately 36 trips (inbound and outbound) during the Saturday peak hour.

A-Z

Table 2 – Existing Trip Generation

Descriptions	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Existing 11,991 SF Medical-Dental Office (Use 720)	432	29	8	37	14	33	47	21	15	36

Proposed Development

The following trip generation for the existing office building use was prepared based on data compiled from numerous studies contained in the Institute of Transportation Engineers (ITE) publication, Trip Generation, 11th Edition. Specifically, Drive-In Bank (ITE Land Use Code 912) was utilized. **Table 3** provides the trip generation rates for the existing development (note that equations were not provided for this use).

Table 3 – Proposed Trip Generation Rates/Equations

Description	Daily		Weekday Morning		Weekday Afternoon		Saturday	
	Rate	Enter	Rate	Enter	Rate	Enter	Rate	Enter
ITE Land Use Code 912 - Drive-In Bank ⁽¹⁾	$T = 100.35(X)$	50%	$T = 9.95(X)$	58%	$T = 21.01(X)$	50%	$T = 0.94(X)$	50%

Table 4 provides a summary of the anticipated trips utilizing the respective rates/equations for the proposed 3,545 SF bank development with one (1) drive-thru lane. According to ITE, the proposed development is anticipated to generate approximately 35 trips (inbound and outbound) during the weekday morning peak hour, approximately 74 trips (inbound and outbound) during the weekday afternoon peak hour, and approximately 93 trips (inbound and outbound) during the Saturday peak hour.

Table 4 – Proposed Trip Generation (Bank)

Descriptions	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Proposed 3,545 SF Drive-In Bank (Use 912) TOTAL	355	20	15	35	37	37	74	48	45	93

Pass By Trips

According to the Trip Generation manual, not all of the trips generated by the proposed development will be new to the surrounding area. These trips will enter and exit the driveway, but are trips that are already on the surrounding roadway network and will visit the site while en route to another destination; as such, they do not add traffic to the surrounding roadway network in the same way that a new trip will.

Based on the Vehicle Pass-By Rates published in the ITE Trip Generation Manual, 11th Edition, the average pass-by rates for a Drive-In Bank is 29% for the weekday morning peak hour, 35% during the weekday afternoon peak hour, and 38% during the Saturday peak hour.

Lastly, **Table 5** provides a comparison of the trip generation for the existing development and the proposed development, utilizing the prior calculations in this report.

Table 5 –Trip Generation Comparison

Descriptions	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
EXISTING										
Existing 11,991 SF Medical-Dental Office (Use 720)	432	29	8	37	14	33	47	21	15	36
Total	432	29	8	37	14	33	47	21	15	36
PROPOSED										
Proposed 3,545 SF Drive-In Bank (Use 912) TOTAL	355	20	15	35	37	37	74	48	45	93
Pass-By Trips (AM 29% / PM 35% / SAT 38%)		6	4	10	13	13	26	18	17	35
New Trips	355	14	11	25	24	24	48	30	28	58
Difference in Trips (Driveway)	-77	-9	+7	-2	+23	+4	+27	+27	+30	+57
Difference in New Trips (Roadway Network)	-77	-15	+3	-12	+10	-9	+1	+9	+13	+22

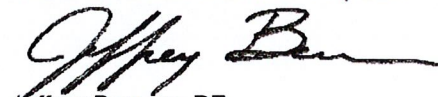
Conclusion

Based on the trip generation calculations presented in this letter, the proposed development is anticipated to generate less than 100 new peak hour trips, and less than 3,000 daily trips, and therefore neither a full nor abbreviated traffic impact study is anticipated to be required by PennDOT or the Township under §190-813. Further, the proposed development will not result in or significantly add to a significant traffic hazard or significant traffic congestion.

Please contact me at jbeavan@bohlereng.com or 610-709-9971 with any questions or comments you may have or should you require any additional information.

Sincerely,

BOHLER ENGINEERING PA, LLC



Jeffrey Beavan, PE

JB/dp

cc: Gary Strausser, Strausser Enterprises (via email)

Land Use: 720

Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 18

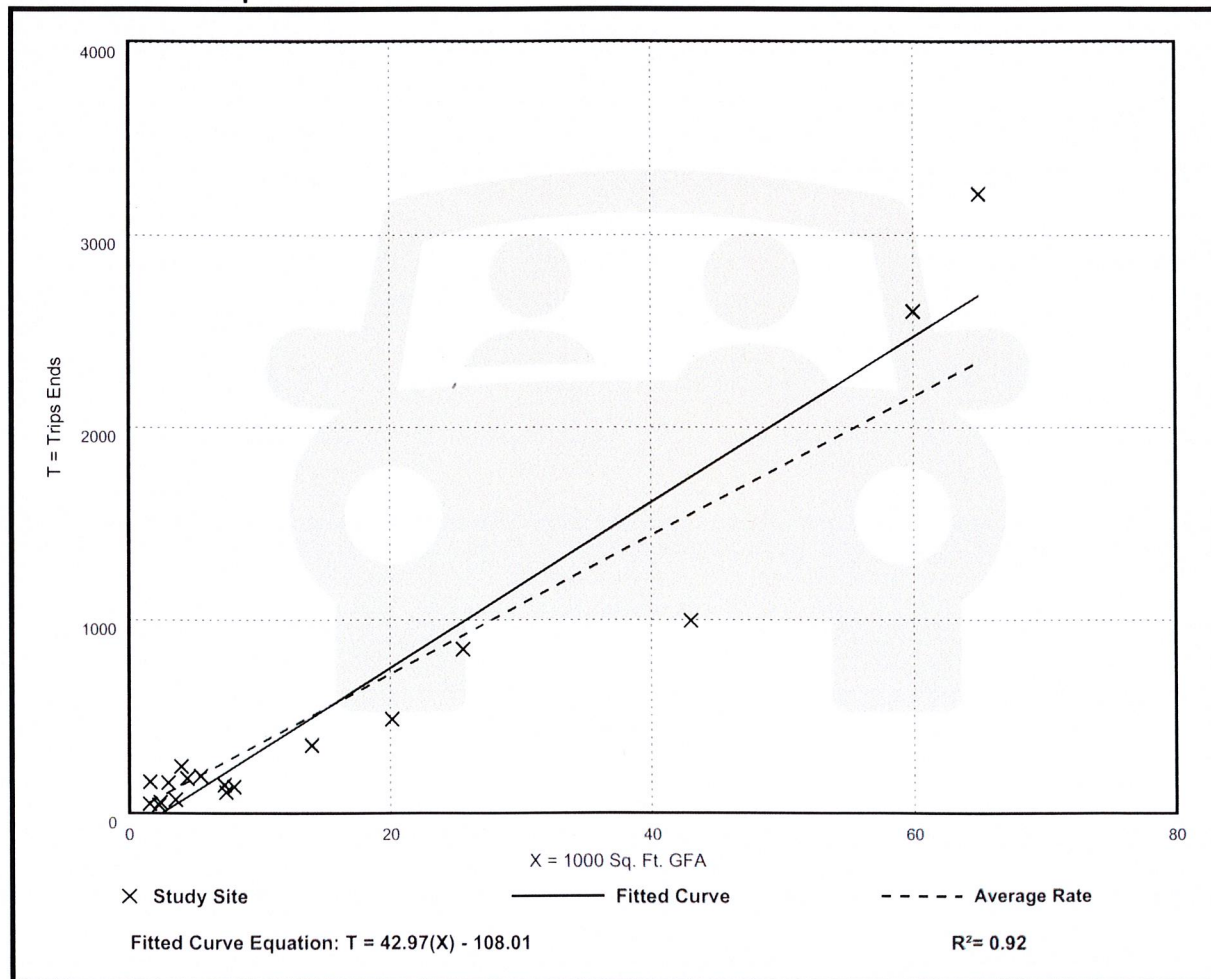
Avg. 1000 Sq. Ft. GFA: 15

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

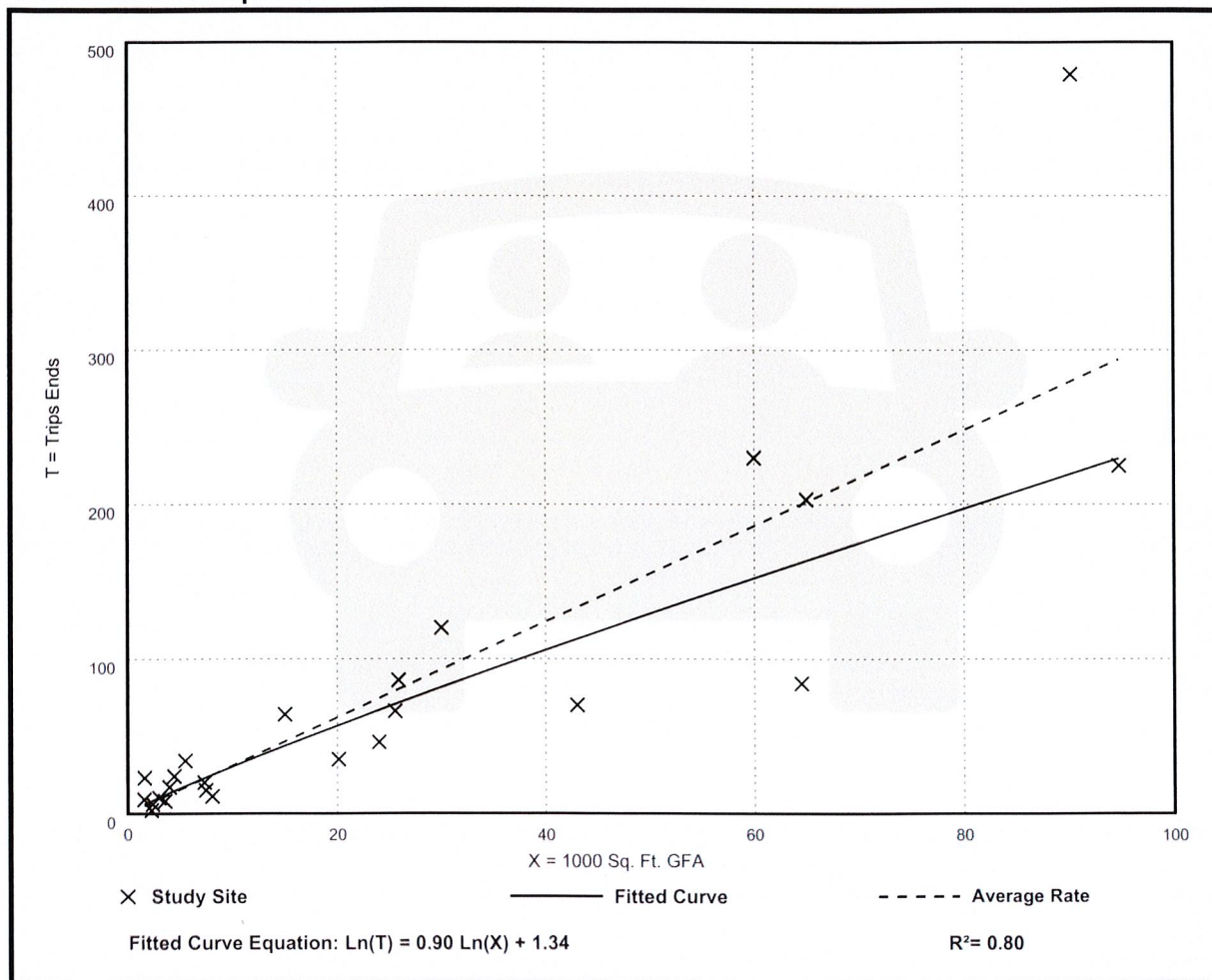
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

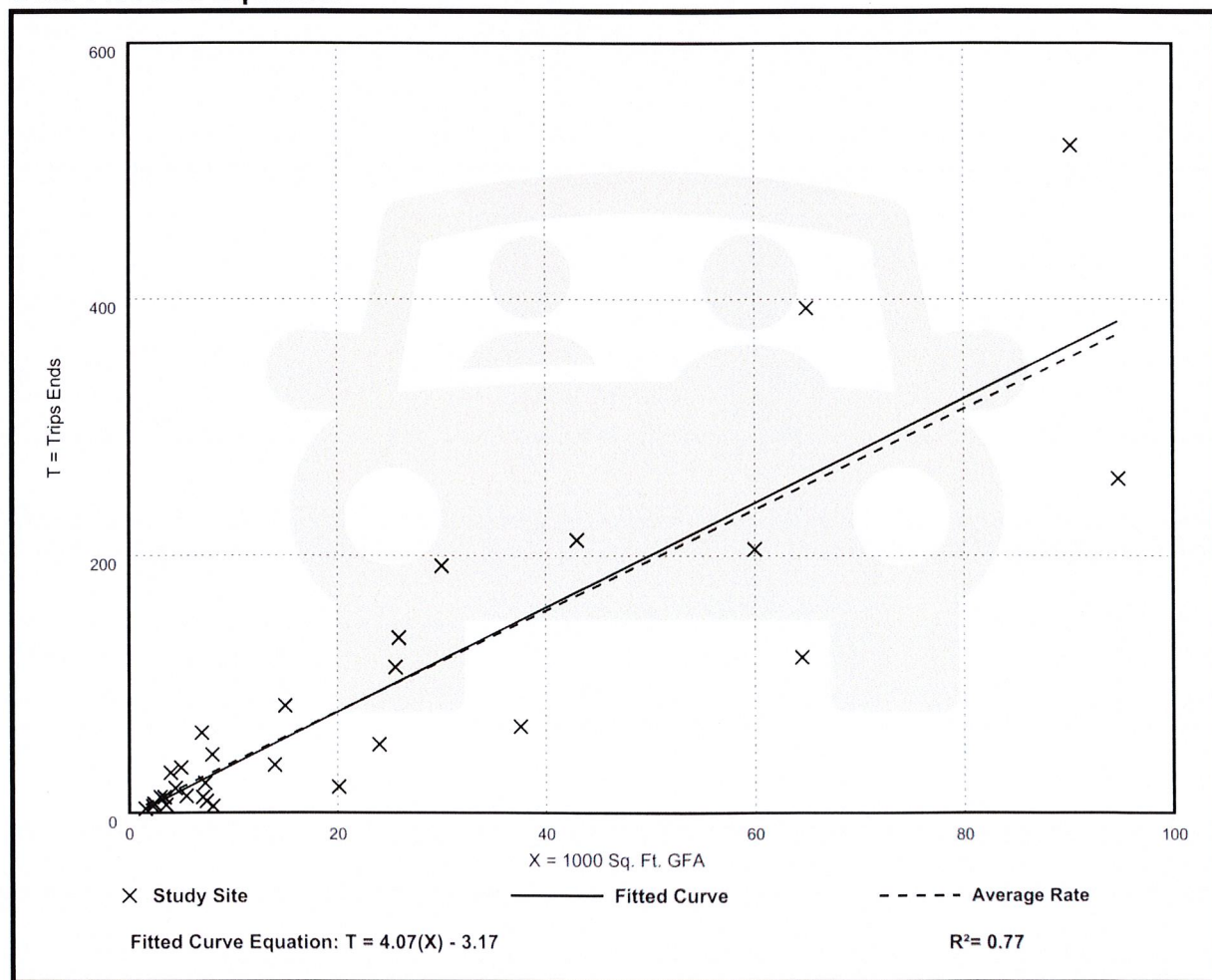
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 3

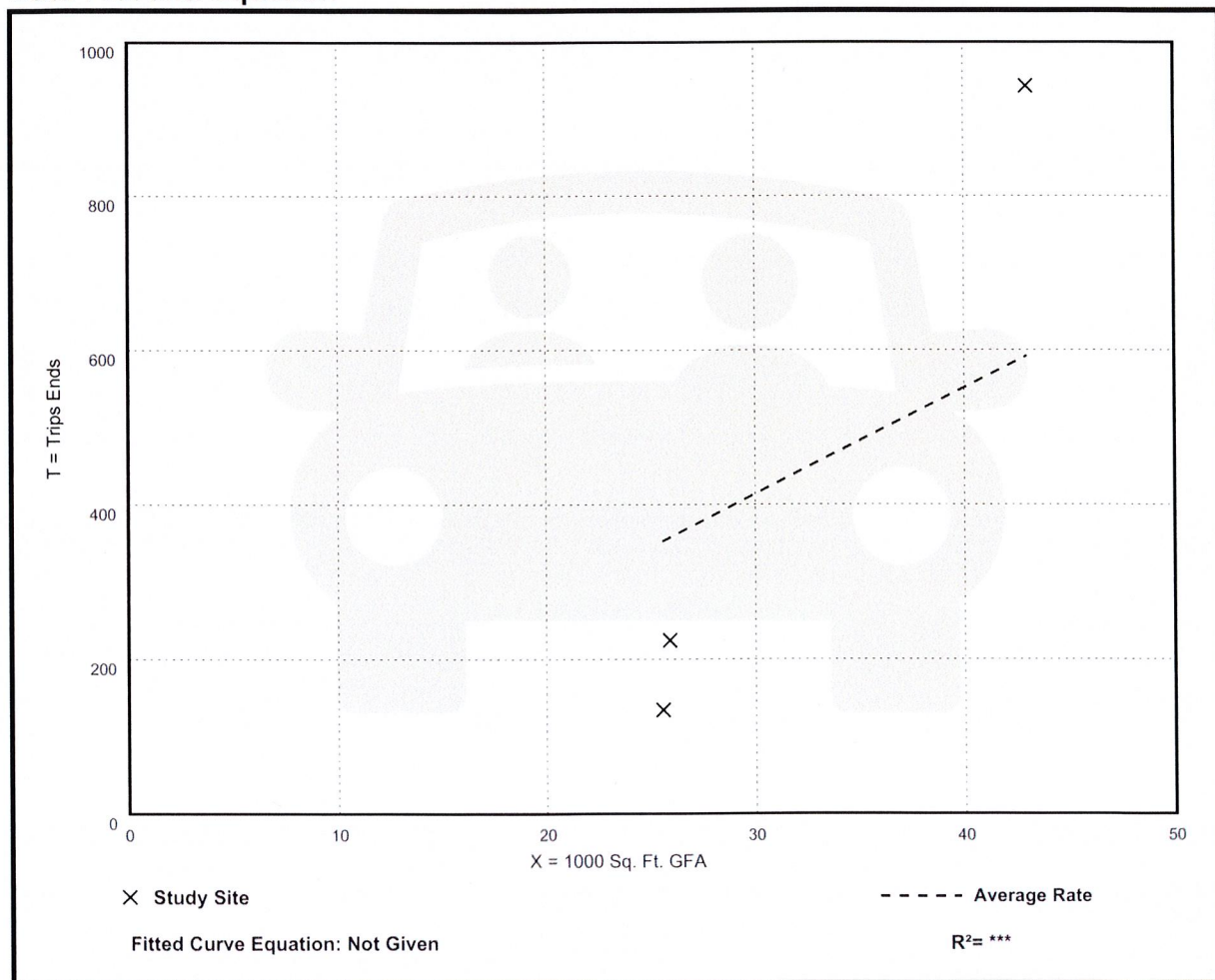
Avg. 1000 Sq. Ft. GFA: 31

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
13.78	5.24 - 21.93	9.26

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 34

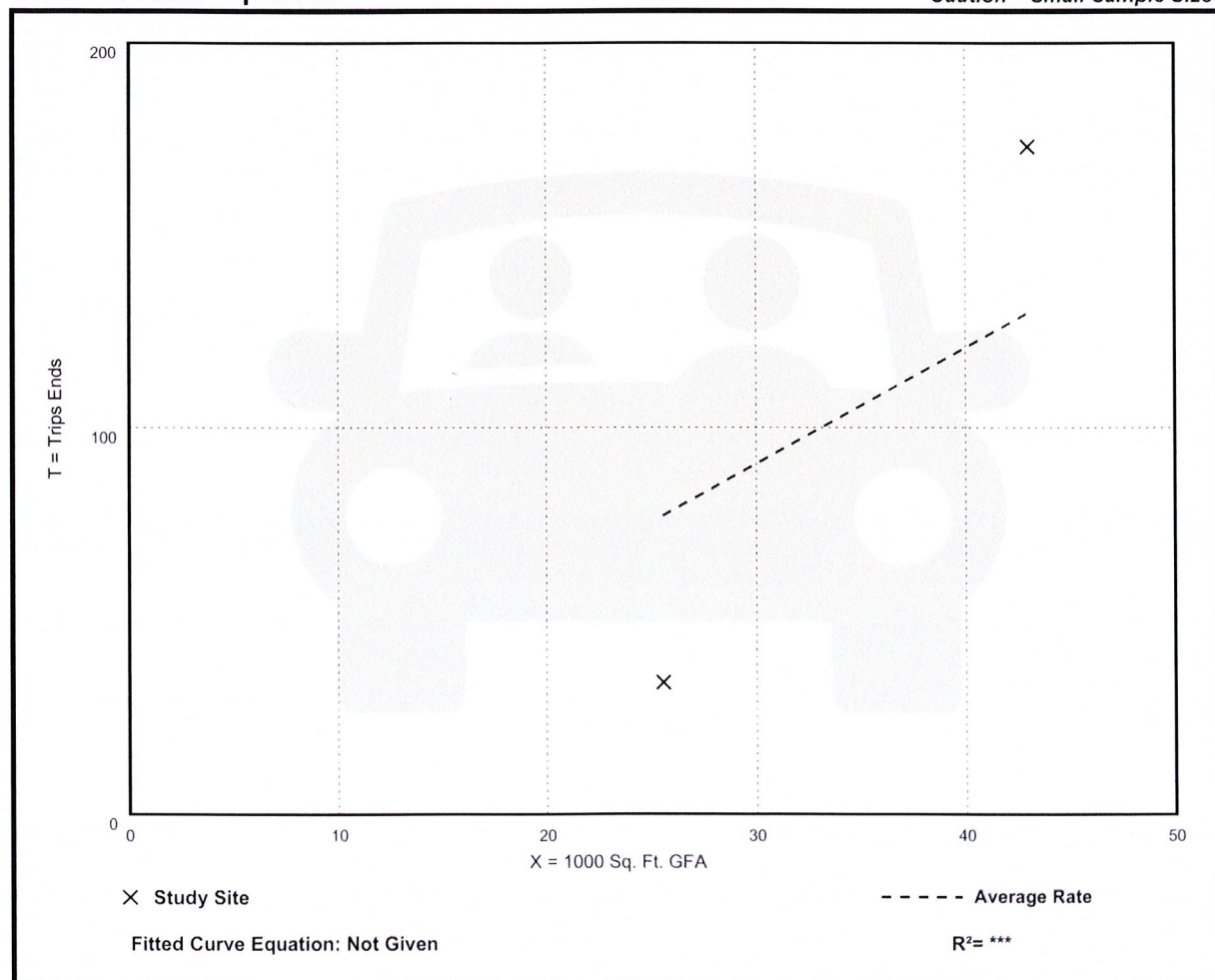
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.02	1.33 - 4.02	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 912

Drive-in Bank

Description

A bank is a financial institution that can offer a wide variety of financial services. A drive-in bank provides banking services for a motorist through a teller station. A drive-in bank may also serve patrons who walk into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM). Walk-in bank (Land Use 911) is a related use.

Additional Data

The independent variable—drive-in lanes—refers to all lanes at a banking facility used for financial transactions, including ATM-only lanes.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2000s and the 2010s in Colorado, Kentucky, Minnesota, Nebraska, New Jersey, New York, Oregon, Pennsylvania, Texas, Vermont, Virginia, Washington, and Wisconsin.

To assist in the future analysis of this land use, it is important that Friday data be collected and reported separately from weekday data. It is also important to specify the date and month of the data collection period and the number of drive-through lanes that are open at the time of the study.

Source Numbers

535, 539, 553, 555, 573, 577, 600, 624, 626, 629, 630, 637, 656, 657, 710, 724, 728, 866, 869, 883, 884, 927, 935, 961, 1047

Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 19

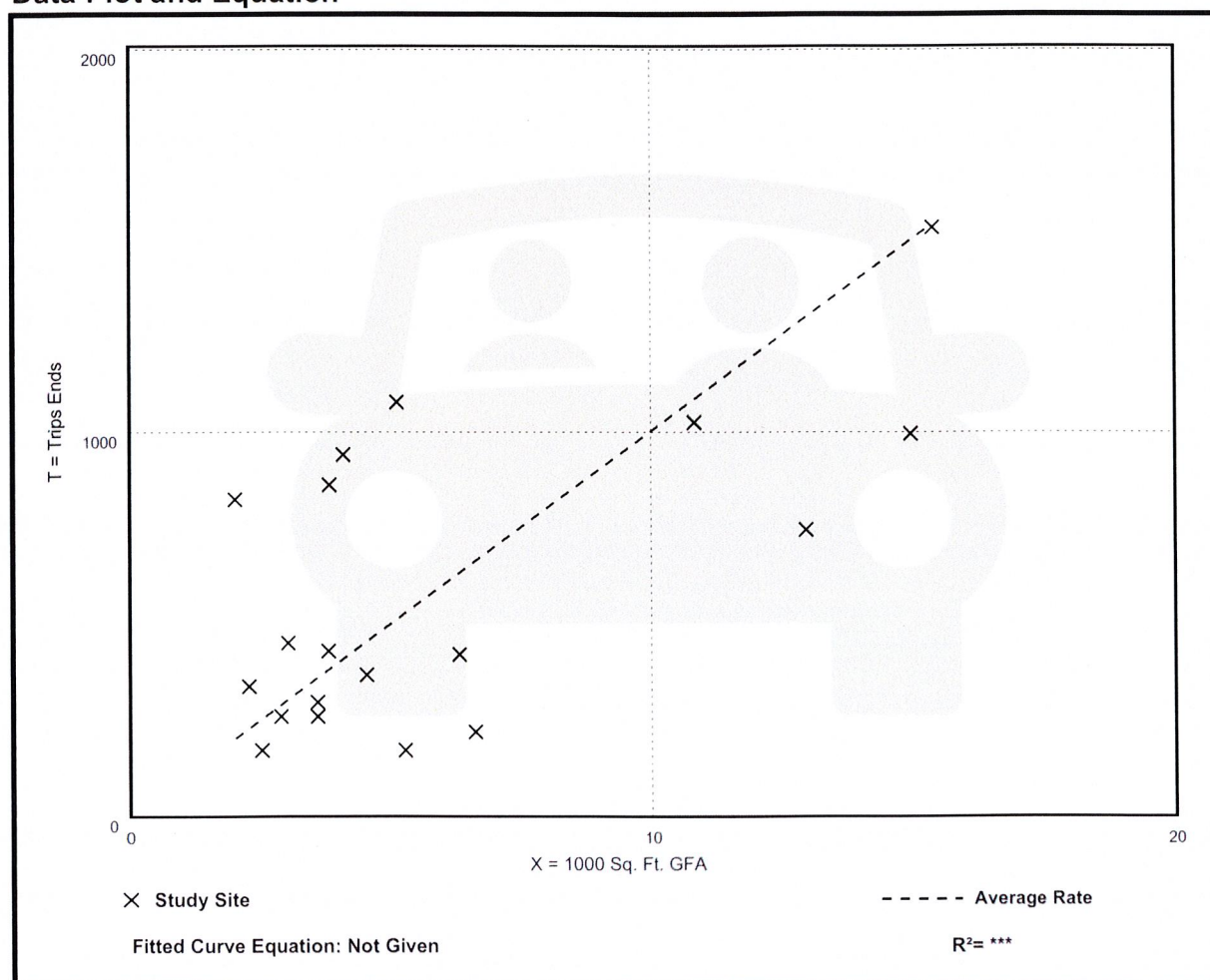
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

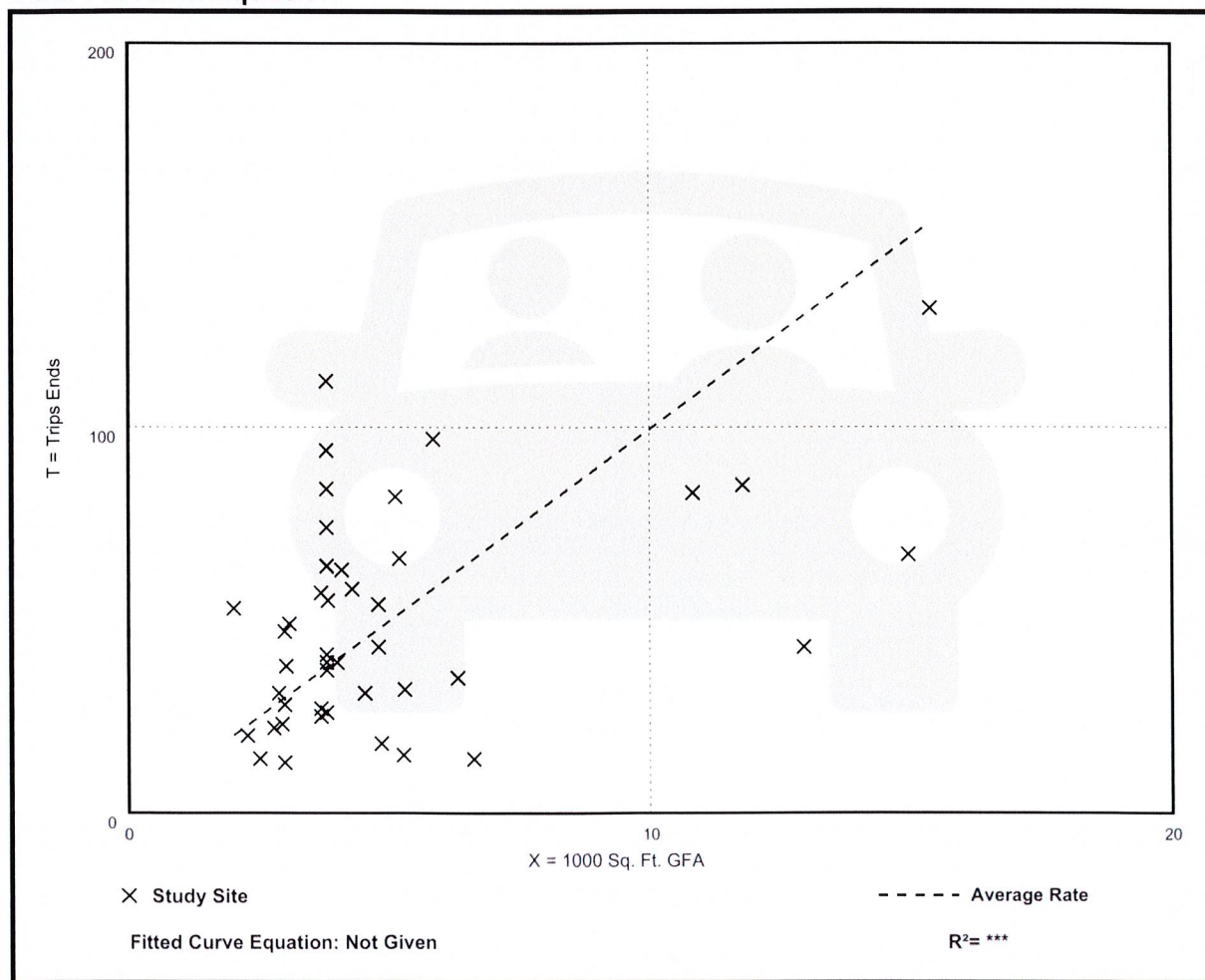
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.95	2.12 - 29.47	6.00

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 114

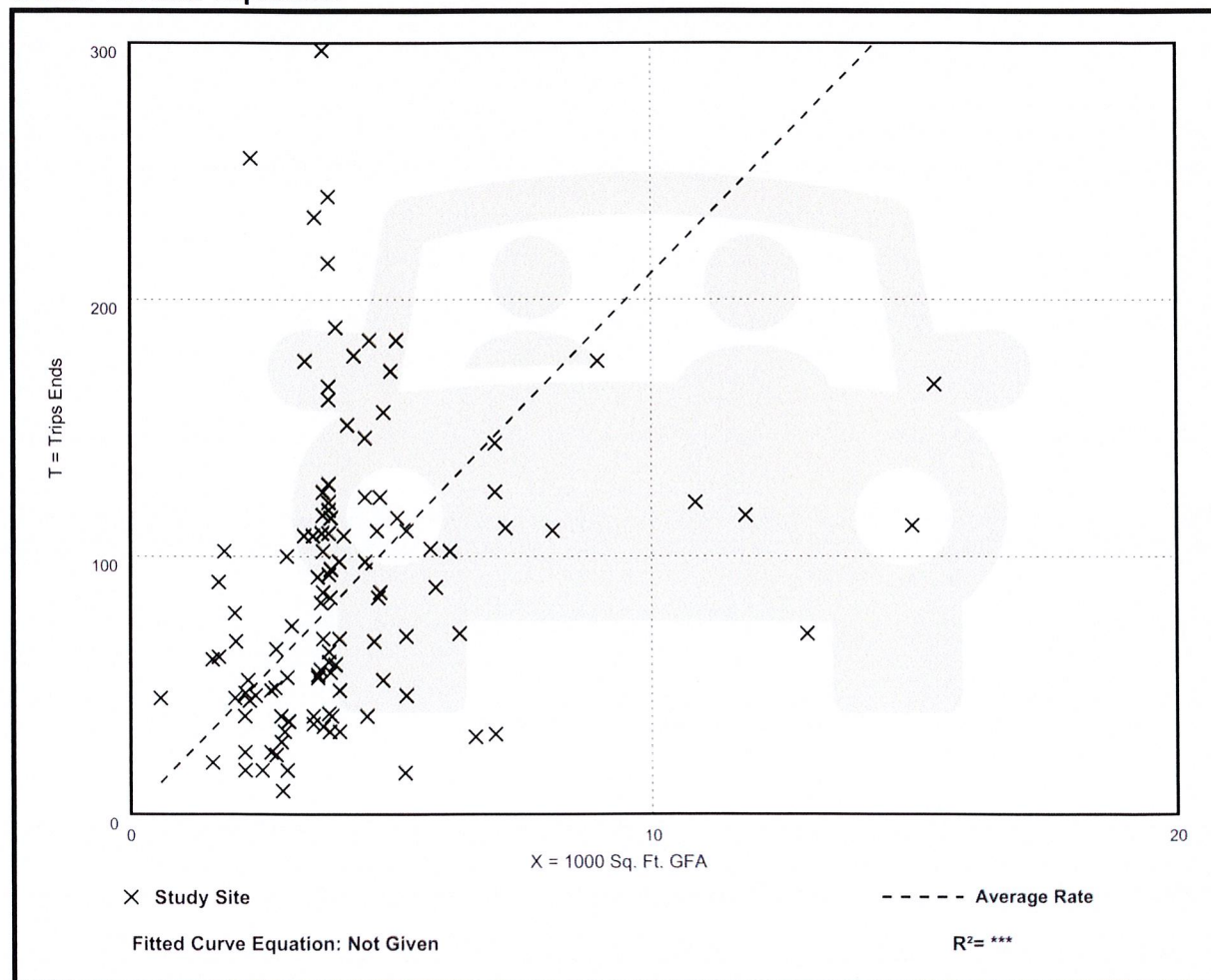
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.01	3.04 - 109.91	15.13

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 5

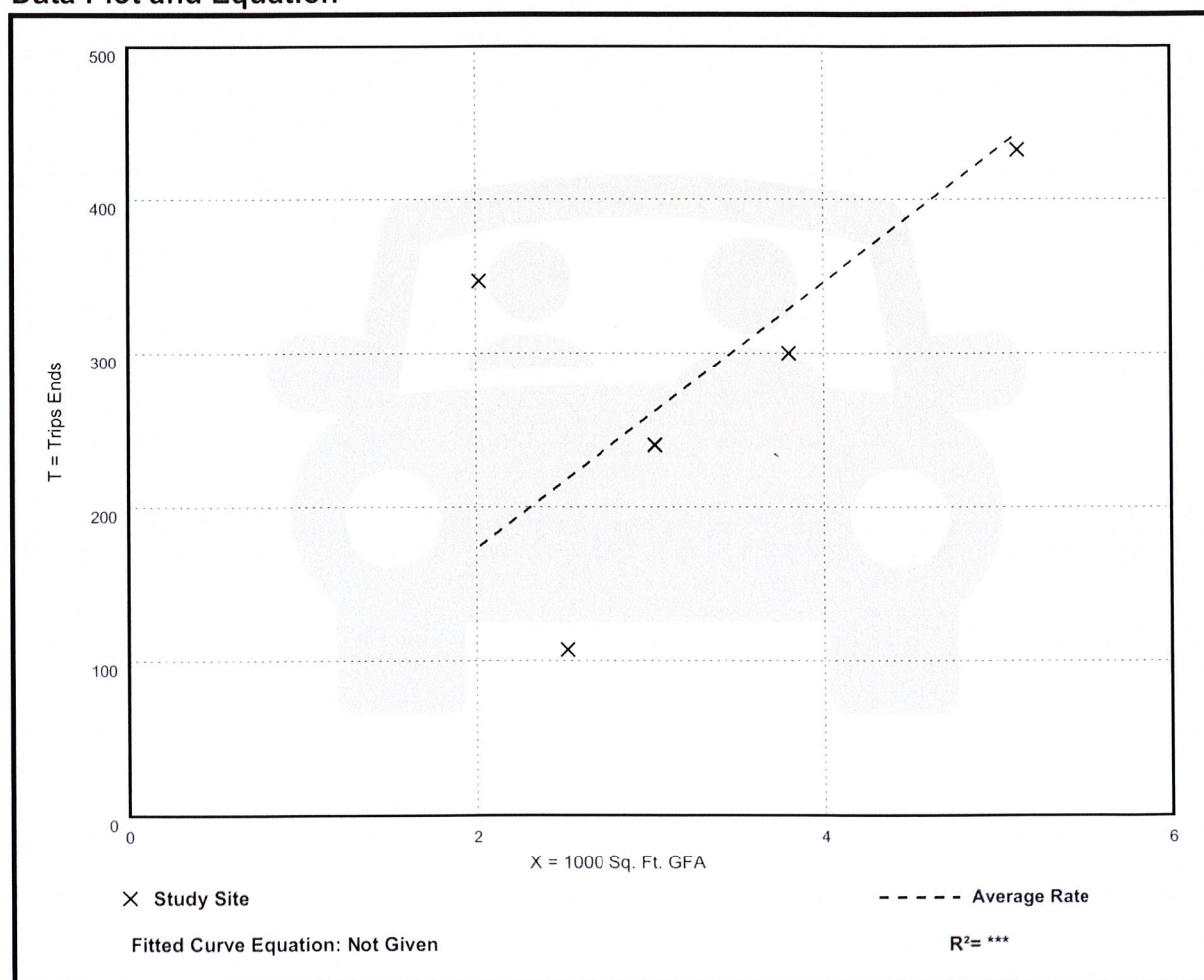
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
86.48	42.46 - 171.78	38.92

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 41

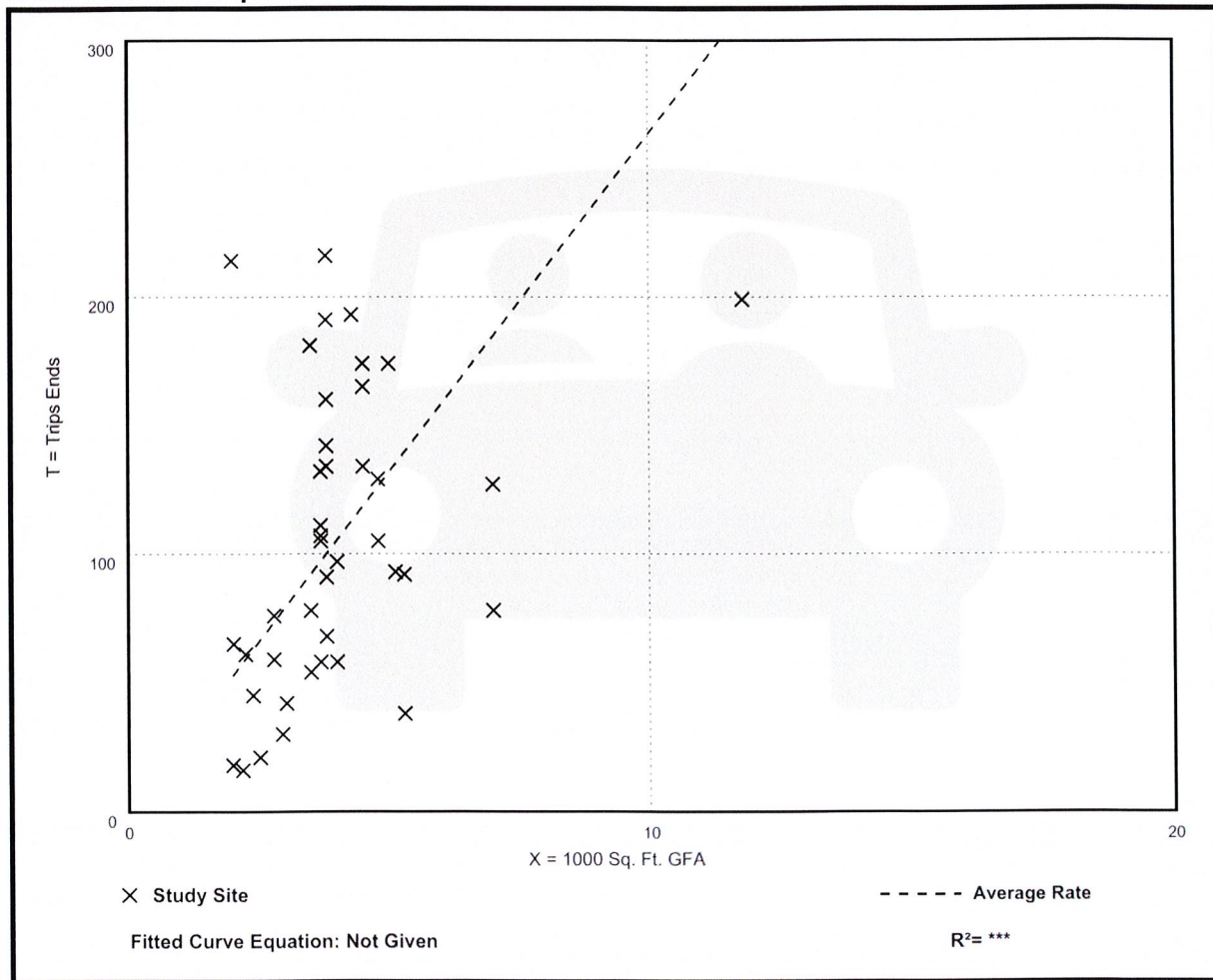
Avg. 1000 Sq. Ft. GFA: 4

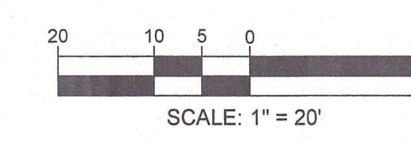
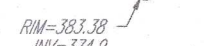
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
26.35	7.18 - 107.00	15.32

Data Plot and Equation



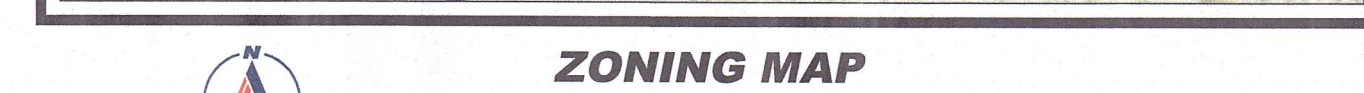


500 250 125 0

SCALE: 1" = 500'

A-3





<u>PARKING CALCULATIONS</u>	(Rev. 8/2025)
NUMBER OF OFF-STREET PARKING SPACES REQUIRED:	
1 SPACE PER 200 SQUARE FEET OF FLOOR AREA	
PLUS 1 OFF-STREET PARKING SPACE FOR EVERY 1 EMPLOYEE	
NUMBER OF OFF-STREET PARKING SPACES PROVIDED:	
25 TOTAL SPACES (INCLUDING 2 ADA)	

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[illegible]

**FOR CONCEPT
PURPOSES ONLY**

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE.

PROJECT No.: PAB240132.00-4
DRAWN BY: IN/IN
CHECKED BY: D
DATE: 08/12/2011
CAD I.D.: P-ZONG-SI

1. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

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...and the *Journal of the American Medical Association* (JAMA) has been the most widely cited journal in the field of medicine for over 100 years.

...the ...

1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

SHEET NUMBER: _____

ORG. DATE - 09/12/2020

JUL
~~JUN~~ 08 REC'D

A-Z

Page – 2 – ZONING HEARING APPLICATION

ZONING REQUEST:

The applicant is seeking relief from the following sections of the Palmer Township Zoning Ordinance – please note Articles and Sections.

190-601 - Request from relief from Retail Parking requirements as proposed use is for a Specialty Retail store selling general antiques and collectables.

Anticipated parking is for 2 employees and a maximum of six customers at a time, requiring 8 total spaces.

Describe the nature of the development or project you plan to undertake.

Proposed commercial use selling general antiques, including furniture, vintage lamps, crystal, paintings, vintage signs and other related collectables.

Property contains an existing approximate 6,778 square foot building, which will be renovated for the new use. Parking spaces and loading areas exist.

The property is within the General Commercial Zoning District, of which this use is permitted.

If applying for a hearing for a variance, describe the nature of the unique legal hardship you believe your property would suffer because of having to conform to the current zoning regulations at issue. Economic hardship alone is insufficient grounds.

The property contains an existing commercial building, paved and concrete areas, and existing infrastructure. The property exists and was used for prior

commercial uses. Parking and loading areas exist on the site. The proposed use is not a typical retail use and does not require the amount of parking

that is required in the Township Zoning Ordinance. Two employees and up to six customers maximum are anticipated at a time. Due to the size and

layout of the building, additional parking cannot be provided.

Page – 3 – ZONING HEARING APPLICATION

If you are applying for a hearing seeking relief for *other than a variance*, describe what impact can be expected pursuant to your development or project, on properties in the areas surrounding the subject premises. (Impact includes, but not limited to, traffic, customers, noise, environmental etc.)

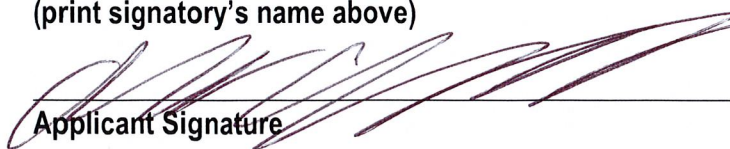
If you have ever sought relief from the Zoning Hearing Board or the Board of Supervisors in the past in connection with the subject premises, please state when you sought such relief and what the decision of the Board was in reference to your prior application.

Describe how a decision in your favor pursuant to this application would impact or effect the public health, safety, and welfare of the neighborhood or citizens of Palmer Township.

A decision in favor of the application will impact the public health, safety, and welfare positively, as it will add a new business within Palmer Township and

improve the existing building and property.

William Hildenbrand
(print signatory's name above)


Applicant Signature

DATE

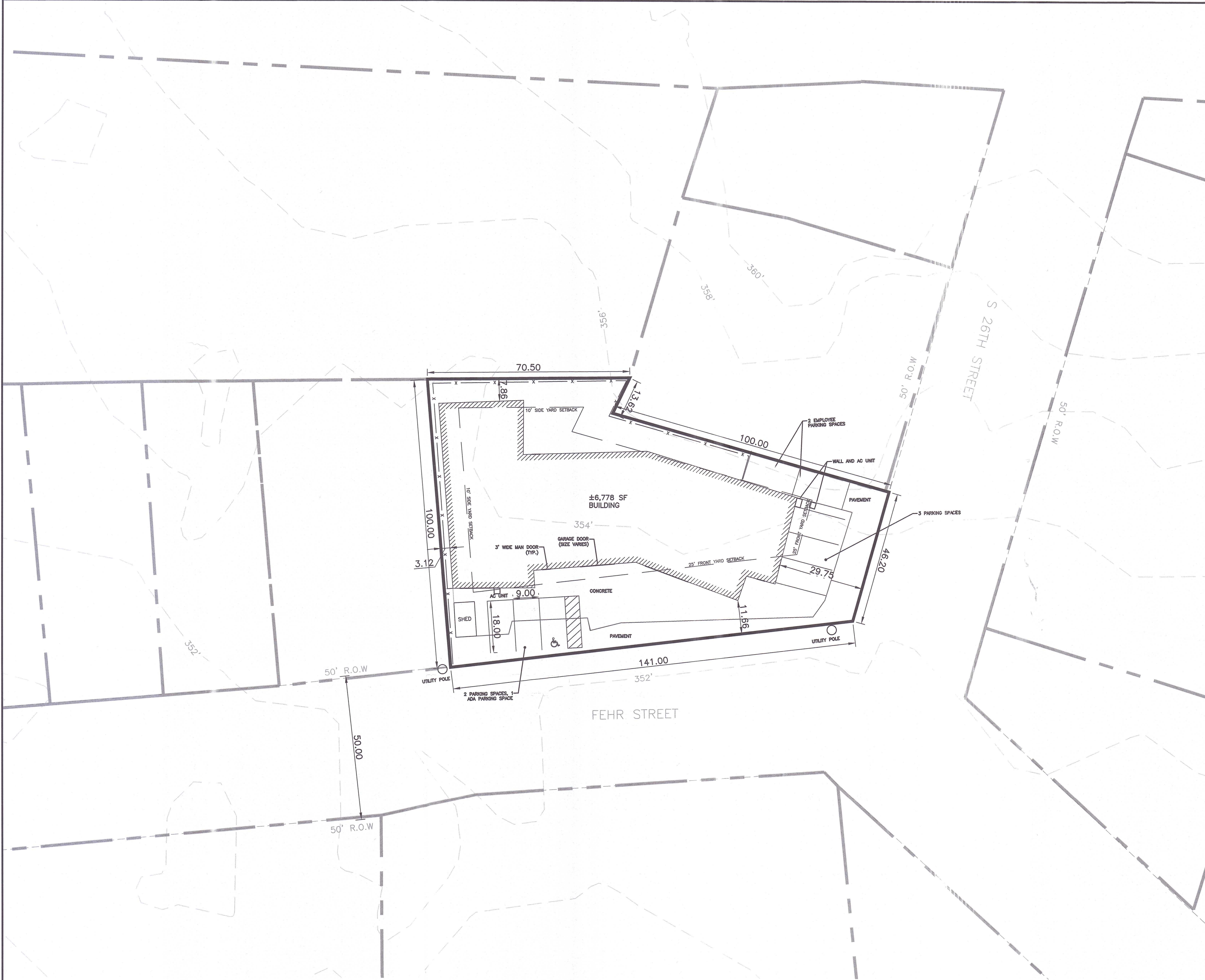
7-8-25

Legal Representative (If Applicable)

DATE

PROJECT INFORMATION:
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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING FOOTPRINT
	CONTOUR
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SETBACK LINE
	RIGHT OF WAY LINE
	CHAINLINK FENCE
	BUILDING DOOR

SITE AND ZONING DATA

OWNER: WILLIAM B HILDENBRAND
22 N 14TH ST, EASTON PA 18042-3216
SITE ADDRESS: 2609 FEHR STREET, EASTON PA 18045

PARCEL DATA: PARCEL ID M9N1W1 7 7
DB 202501 050938

ZONING DATA: ZONING DISTRICT: GC, GENERAL COMMERCIAL DISTRICT
EXISTING USE: COMMERCIAL BUILDING

	REQUIRED	EXISTING LOT
MINIMUM LOT AREA:	10,000 S.F.*	11,509 S.F. 0.26 AC.
MINIMUM LOT WIDTH:	120 FT.	139 FT.
MINIMUM YARDS:**		
FRONT YARD:	25 FT.	11.66 FT.***
SIDE YARD:	10 FT.	3.12 FT.***
REAR YARD:	15 FT.	N/A
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT. MAX.
MAXIMUM BUILDING COVERAGE:	40%	58%***
MAXIMUM IMPERVIOUS SURFACE:	85%	85%

*FOR ANY LOT EXISTING PRIOR TO MARCH 1, 1987

**CORNER LOTS HAVE TWO FRONT YARDS AND TWO SIDE YARDS (SEE § 190-804)

***EXISTING NONCONFORMITY

NOTE: LOT CALCULATIONS ARE APPROXIMATE AND NOT BASED ON FIELD SURVEY.

GENERAL NOTES

- BOUNDARY INFORMATION AND EXISTING FEATURES SHOWN HEREON IS BASED UPON AVAILABLE ONLINE DATA, TAX MAPS, AND A PLAN FOR "TREADWELL PARK", PREPARED BY A.D. CHIDSEY, JR. RECORDED IN MAP BOOK VOL. 8 PAGE 31.
- THE PROJECT IS ON STATE PLANE COORDINATES NAD83 PA SOUTH ZONE.
- THIS SITE IS NOT LOCATED IN A FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 42085C0288E, EFF. 7/16/2014.
- BASED ON THE NATIONAL WETLANDS INVENTORY, NO WETLAND AREAS ARE LOCATED IN THE PROJECT AREA.
- THE PROJECT'S RECEIVING WATERCOURSE IS THE LEHIGH RIVER, WHICH HAS A CLASSIFICATION OF WWF (WARM WATER FISHES).



LOCATION MAP

SCALE: 1"=2000'
SOURCE: BUCKS COUNTY QUAD MAP



KRIS J. REISS, P.E.
LICENSED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
LICENSE NO. 058285E

WILLIAM B HILDENBRAND

ZONING PLAN

PALMER TOWNSHIP, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA

ZONING CONCEPT PLAN



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DESIGNED BY	ERP	DRAWING	
CHECKED BY	KJR	CONCEPT	
DRAWN BY	ERP	SHEET	
DATE	06/20/2025		
SCALE	1"=20'		
PROJ. NO.	BH1000001		

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