

**TOWNSHIP OF UPPER SAUCON
LEHIGH COUNTY, PENNSYLVANIA**

ORDINANCE NO. 141-E

AN ORDINANCE AMENDING THE UPPER SAUCON TOWNSHIP ZONING ORDINANCE BY AMENDING THE ZONING MAP TO DESIGNATE A 3-ACRE PORTION OF A CERTAIN TRACT OF LAND AT THE CORNER OF ROUTE 378 AND COLESVILLE ROAD IDENTIFIED AS LEHIGH COUNTY TAX PIN NUMBER 642548134563, ALSO KNOWN AS 4373 ROUTE 378, BETHLEHEM, PA, AS A VILLAGE COMMERCIAL OVERLAY ZONE.

SECTION 1: STATEMENT OF LEGISLATIVE FINDINGS

WHEREAS, the Stabler Land Company and Old Saucon Investment, LP, submitted a landowner request for an amendment to the Zoning Ordinance of Upper Saucon Township pursuant to Article 9 Section 904 of the Ordinance; and

WHEREAS, the request is to amend the Official Zoning Map of Upper Saucon Township to establish three (3) acres of a certain tract of land as a Village Commercial Overlay Zone; and

WHEREAS, the Township Planning Commission reviewed the proposed map amendment on December 6, 2011, and recommended approval of the same; and

WHEREAS, the Township Board of Supervisors (hereinafter "Board") finds that the proposed map amendment is consistent with the criteria enumerated in the Zoning Ordinance for the establishment of a Village Commercial overlay zone; and

WHEREAS, the Board finds that the exercise of its legislative discretion to approved the requested map amendment is consistent with the public health, safety and general welfare.

NOW, THEREFORE, the Board of Supervisors of Upper Saucon Township does hereby enact and ordain the following amendment to the Upper Saucon Township Zoning Ordinance:

SECTION 2: ZONING MAP AMENDMENT

1. The Official Zoning Map of Upper Saucon Township shall be amended such that a 3-acre portion of a certain tract of land identified as Lehigh County Tax PIN 642548134563, also known as 4373 Route 378, Bethlehem, is designated as a Village Commercial Overlay Zone (VCOZ). A true and correct copy of a map indicating the precise area to be rezoned to receive the Overlay is attached hereto and made a part hereof and marked as "Exhibit A".

SECTION 3: PROTANTO REPEAL

Unless otherwise specifically stated in this Ordinance, all ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4: EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Upper Saucon Township.

SECTION 5: SAVINGS CLAUSE

To the extent that any word, portion or provision of the text hereof is found by any court of competent jurisdiction to be invalid or void on constitutional or other grounds, such word, phrase, portion or provision shall, if possible, be deemed to be repealed and those remaining valid portions of the text shall remain in full force and effect if same can be accomplished without the structure of the Ordinance having been destroyed by the elimination of that word, phrase, portion or provision found to be invalid or void.

DULY ENACTED AND ORDAINED this 19th day of December, 2011, by the Board of Supervisors of the Township of Upper Saucon, Lehigh County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF UPPER SAUCON
BOARD OF SUPERVISORS

CHAIRMAN

VICE CHAIRMAN

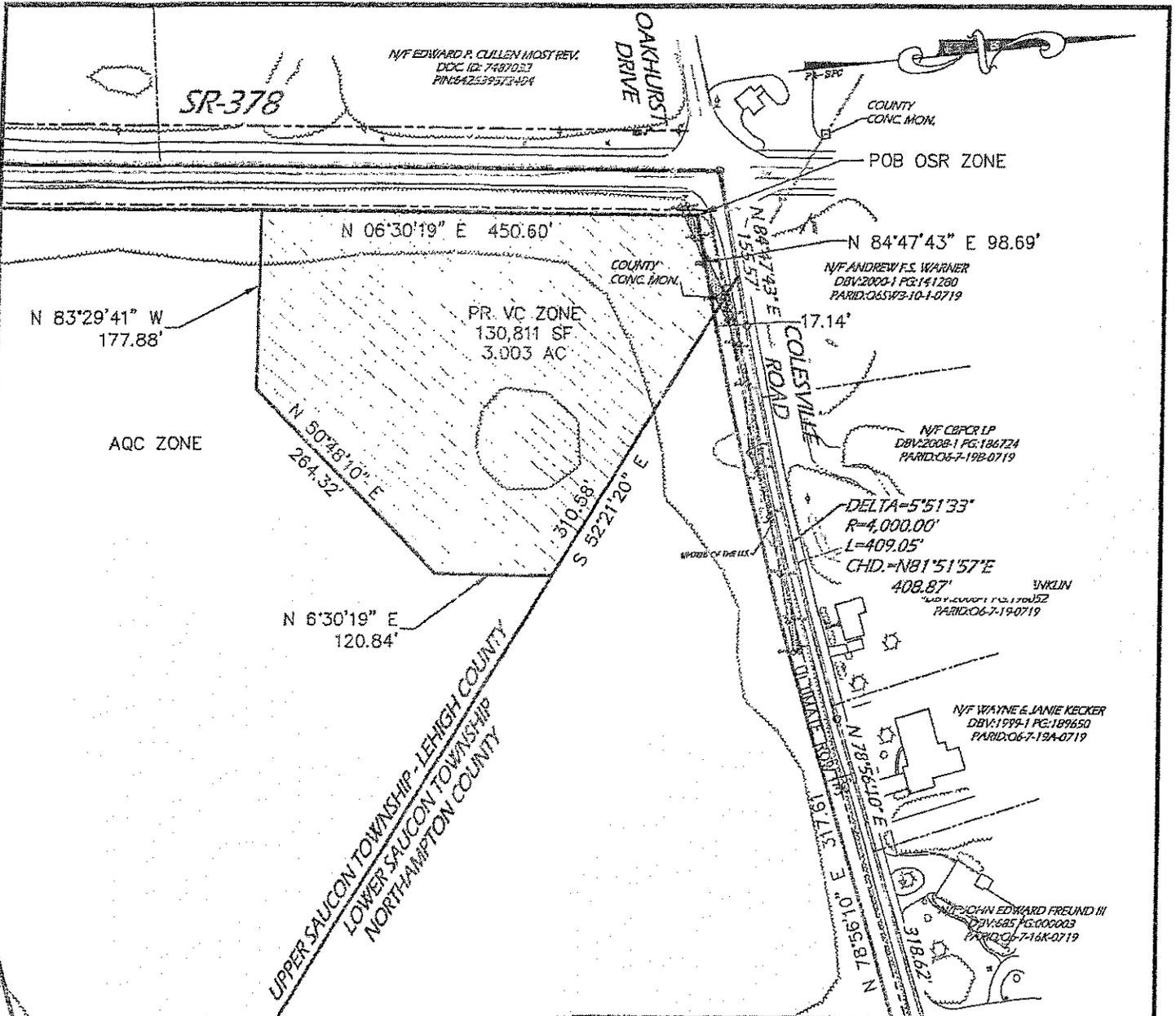
SUPERVISOR

SUPERVISOR

SUPERVISOR

ATTEST:

SECRETARY



SURVEY GENERAL NOTES

- BOUNDARY INFORMATION SHOWN HEREON BASED UPON A FIELD SURVEY PREPARED BY ARTHUR A. SWALLOW ASSOCIATES. THE DATE OF FIELD SURVEY; JULY 24, 2008.
- BOUNDARIES OF THE WATER OF THE U.S. & SUSPECTED CLOSED DEPRESSIONS DELINEATION PERFORMED BY BRAND ENVIRONMENTAL CONSULTING SERVICES, INC., ALLENTOWN, PA, AND MAPPED BY ARTHUR A. SWALLOW ASSOCIATES.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY 100 YEAR FLOODPLAINS.
- RIGHT-OF WAY SHOWN AT THE INTERSECTION OF SR. 2036 (SAUCON VALLEY ROAD) AND SR.379 IS BASED IN PHYSICAL IMPROVEMENTS (NO RECORDS FOUND).

LEGEND

EXISTING PROPERTY LINE	
EXISTING RIGHT OF WAY LINE	
PROP RIGHT OF WAY	
PROP ZONE LINE	
PROP EASEMENT LINE	
PROP CONC MON	
PROP CAPPED PIN	

EQUITABLE OWNER / APPLICANT

OLD SAUCON INVESTMENT LP
(JOHN BLAIR)
1412 WALTER STREET
BETHLEHEM, PA 18034

RECORD OWNER

STABLER LAND COMPANY (ROBERT BOHER)
4401 CAMP MEETING ROAD, SUITE 100
CENTER VALLEY, PA 18034
SITE ADDRESS: 4373 ROUTE 378,
BETHLEHEM PA 18014
APN: 642548134563; DB:1339 PG:05

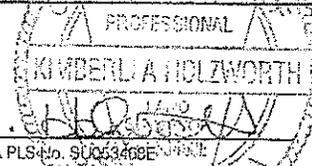
PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED OR COLORED SEAL OF THE RESPONSIBLE PROFESSIONAL ENGINEER ARE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

DATE:	AUGUST 30, 2011
SCALE:	1" = 150'
CALC'D BY:	KAH
DRAWN BY:	CAD
CHECKED BY:	KAH
REVISIONS	AUTK DATE JOB NO. 10-01-05C

BY:

Kimberly A. Holzworth
KIMBERLY A. HOLZWORTH, PA PLS# 90053408E



Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture

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551 MAIN STREET, BETHLEHEM, PA 18018
EMAIL: LEHIGH@VANCLEEF.COM OR WWW.VANCLEEF.COM
PHONE: (610) 327-1772 FAX: (610) 332-1771

VC ZONING EXHIBIT

FOR

OLD SAUCON INVESTMENT LP

TWP., NORTHAMPTON COUNTY, PENNSYLVANIA
SAUCON TWP., LEHIGH COUNTY PENNSYLVANIA

EXHIBIT

A

tabbles



Metes and Bounds Description
VC Zone
Portion of APN 642548134563
Upper Saucon Township, Lehigh County, Pennsylvania

All that certain lot or tract of ground situated in Upper Saucon Township, Lehigh County, Pennsylvania, being identified as Proposed VC Zone as shown on a plan entitled in part "VC Zoning Exhibit for Old Saucon Investment LP" as prepared by Van Cleef Engineering Associates, dated August 30, 2011, and being more particularly described as follows:

BEGINNING at a point, said point being located at the southerly ultimate right of way line of Colesville Road (width varies) at its intersection with the easterly ultimate right of way line of State Route 378 (width varies) and from said point running;

thence (1) along the aforementioned southerly ultimate right of way line of Colesville Road (width varies), North $84^{\circ}47'43''$ East, a distance of 98.69 feet to a point;

thence (2) through APN 642548134563 as it follows the VC Zone line and the common dividing line between Upper Saucon Township with Lower Saucon Township, South $52^{\circ}21'20''$ East, a distance of 310.58 feet to a point;

thence (3) still through APN 642548134563 as it follows the VC Zone line, South $06^{\circ}30'19''$ West, a distance of 120.84 feet to a point;

thence (4) still continuing through APN 642548134563 as it follows the VC Zone line, South $50^{\circ}48'10''$ West, a distance of 264.32 feet to a point;

thence (5) still continuing through APN 642548134563 as it follows the VC Zone line, North $83^{\circ}29'41''$ West, a distance of 177.88 feet to a point on the easterly ultimate right of way line of State Route 378 (width varies);

thence (6) along the aforementioned easterly ultimate right of way line of State Route 378 (width varies), North $06^{\circ}30'19''$ East, a distance of 450.60 feet to the point and place of **BEGINNING**.

Containing a calculated area of 130,811 square feet or 3.003 acres.


Kimberli A. Holzworth, PA Professional Land Surveyor
PA License No. SU-053468-E
Van Cleef Engineering Associates
August 30, 2011