

**PUBLIC NOTICE**  
**ORDINANCE NO. 141-N**

Notice is hereby provided pursuant to Section 609(b) and 610 of the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10609(b) and 10610, that the Board of Supervisors of the Township of Upper Saucon will hold a public hearing on the 21<sup>st</sup> day of November, 2016, commencing at 6:30 p.m. at the Upper Saucon Township municipal building, located at 5500 Camp Meeting Road, Center Valley, Pennsylvania, for the purpose of taking public comment and input concerning the adoption of an amendment to the Upper Saucon Township Zoning Ordinance and Official Zoning Map as more particularly set forth in proposed Ordinance No. 141-N.

The Board of Supervisors of the Township of Upper Saucon intends to consider passage of Ordinance No. 141-N at a public meeting to be held on the 21<sup>st</sup> day of November, 2016, commencing after the above-noted public hearing. The public meeting shall take place at the Upper Saucon Township municipal building located at 5500 Camp Meeting Road, Center Valley, Pennsylvania.

The following constitutes a summary of the contents of Ordinance No. 141-N, prepared pursuant to Section 610(a) of the Municipalities Planning Code, as amended, 53 P.S. § 10610(a).

The title of the Ordinance is **“AN ORDINANCE AMENDING THE UPPER SAUCON TOWNSHIP ZONING ORDINANCE OF 2009 BY AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE TWO TRACTS OF LAND TOTALING 2.0880 +/- ACRES AND LOCATED AT THE CORNER OF ROUTE 378 AND PRESTON LANE, LEHIGH COUNTY PROPERTY IDENTIFICATION NUMBERS 642427903648 AND 642427826771, ALSO KNOWN AS 5737 PA ROUTE 378 AND 5706 OLD BETHLEHEM PIKE, AS A VILLAGE COMMERCIAL OVERLAY ZONE PURSUANT TO SECTION 221 OF THE UPPER SAUCON TOWNSHIP ZONING ORDINANCE OF 2009, AS AMENDED.”**

The Ordinance will be known as Ordinance 141-N and will become effective 5 days after enactment. All other ordinances or parts thereof in conflict are repealed to the extent of such conflict. The Ordinance contains a savings clause. The Ordinance is intended to amend the Official Zoning Map to create a new Village Commercial (VC) Overlay Zone comprised of two tracts of land totaling approximately 2.0880 acres located at the corner of PA Route 378 and Preston Lane, also known as 5737 PA Route 378 and 5706 Old Bethlehem Pike, both in the Township. Specifically, the two tracts of land are currently in the Township’s Suburban Residential (R-2) Zoning District and contain a restaurant operation known as “The Copperhead Grille”. Said restaurant is a pre-existing, non-conforming use within the R-2 Zoning District. The Ordinance proposes to allow the owner of the restaurant to expand its restaurant operation by allowing for increased parking and outdoor dining services. The landowner will be required to comply with Section 221 of the Zoning Ordinance relating to development within the VC

Overlay Zone, including Section 221.N, as it relates to screening the premises from the abutting and adjacent landowners. The Ordinance contains Legislative Findings explaining its history, purpose, intent, and rationale. A copy of the proposed map amendment is attached to the Ordinance.

Copies of the complete Ordinance No. 141-N may be examined and/or obtained at the Upper Saucon Township municipal building located at 5500 Camp Meeting Road, Center Valley, Pennsylvania, during normal business hours, Monday through Friday, from 8:00 a.m. to 4:30 p.m. In addition, and in accordance with Section 610 of the Municipalities Planning Code, as amended, 53 P.S. § 10610, attested copies of the proposed Ordinance have been filed in the Lehigh County Department of Law (Lehigh County Government Center, 17 S. 7<sup>th</sup> Street, Allentown, PA) and at The Morning Call newspaper.

UPPER SAUCON TOWNSHIP  
BOARD OF SUPERVISORS  
STEPHEN WAGNER, CHAIRMAN