

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

ORDINANCE NO. 141-D

AN ORDINANCE AMENDING THE UPPER SAUCON TOWNSHIP ZONING ORDINANCE OF 2009 BY AMENDING THE OFFICIAL ZONING MAP OF UPPER SAUCON TOWNSHIP TO DESIGNATE 123.6562 ACRES OF LAND, IDENTIFIED AS LEHIGH COUNTY TAX PIN NUMBERS, 641439660271-1, 641438510670-1, 641427797328-1 AND 641438086156-1 AND OWNED BY WEDGEWOOD GOLF COURSE, INC., AS AN AGE QUALIFIED COMMUNITY OVERLAY ZONE.

SECTION 1: STATEMENT OF LEGISLATIVE FINDINGS

WHEREAS, pursuant to Article 9, Section 904.E, of the Upper Saucon Township Zoning Ordinance of 2009, as amended (hereinafter, "Zoning Ordinance"), Wedgewood Land, L.P., submitted a landowner request for a Zoning Ordinance amendment; and

WHEREAS, Wedgewood Golf Course, Inc. (hereinafter, "Landowner") requests an amendment to the Official Zoning Map of Upper Saucon Township to establish an Age Qualified Community Overlay Zone on a 123.6562-acre tract of land, all as more particularly depicted in Exhibit "A" (hereinafter, "Property"); and

WHEREAS, the Property is bounded at various points by Lanark and West Hopewell Roads and by lands of the Wedgewood Golf Course and is further identified by Lehigh County PIN Numbers 641439660271-1, 641438510670-1, 641427797328-1 and 641438086156-1; and

WHEREAS, the Property to be rezoned includes two, proposed recreation areas comprising approximately 24.38 acres as more particularly described in Exhibit "B", proposed to be offered for dedication to the Township; and

WHEREAS, the Township acknowledges that the proposed dedication of the two recreation areas would permit a subsequent developer to apply that acreage to the "Common Open Space" requirements contained in Section 214.I of the Zoning Ordinance, provided that the recreation areas meet also the requirements of sub-section 214.I.c.4; and

WHEREAS, the Township acknowledges that the proposed dedication of the two recreation areas would satisfy the requirements of Section 522 of the Subdivision and Land Development Ordinance of 2011 (hereinafter, "SALDO") and Section 214.K and sub-section 214.I.c.4 of the Zoning Ordinance; provided that a waiver request is submitted by a subsequent developer and granted by the Township pursuant to Section 205 of the SALDO or provided that such other approvals are granted as may be applicable in accordance with SALDO Section 522; and

WHEREAS, the Township Board of Supervisors (hereinafter "Board") finds that the proposed amendment is consistent with the criteria and objectives enumerated in Section 214 of the Zoning Ordinance for an Age Qualified Community Overlay Zone; and

WHEREAS, the Board finds that the exercise of its legislative discretion to approve 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 amendments to the Upper Saucon Township Zoning Ordinance:

SECTION 2: ZONING MAP AMENDMENT

1. The Official Zoning Map of Upper Saucon Township is amended to designate a 123.6562-acre parcel of land owned by the Landowner and identified by Lehigh County Tax PIN Numbers 641439660271-1, 641438510670-1, 641427797328-1 and 641438086156-1 as an Age Qualified Community Overlay Zone. True and correct copies of the deed descriptions for, and maps of, the Property indicating the precise area rezoned are attached hereto and incorporated herein by reference as "Exhibit A".
2. Although subject to this Map Amendment, it is anticipated that lands depicted on Exhibit "B" shall be offered for dedication to the Township as part of any land development in connection with the Property.

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.

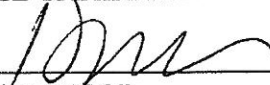
DULY ENACTED AND ORDAINED this 1st day of OCTOBER, 2012, by the Board of Supervisors of the Township of Upper Saucon, Lehigh County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF UPPER SAUCON
BOARD OF SUPERVISORS

CHAIRMAN



VICE CHAIRMAN



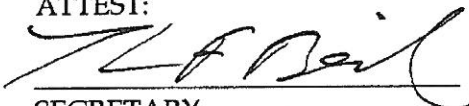
SUPERVISOR

SUPERVISOR



SUPERVISOR

ATTEST:



SECRETARY