

PUBLIC NOTICE

Notice is hereby given that the regular public meeting of the Zoning Hearing Board (ZHB) of Upper Saucon Township, Lehigh County, Pennsylvania, is scheduled at the Municipal Building located at 5500 Camp Meeting Road, Center Valley, PA on Monday August 7, 2017 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2017-06 (Continued from June 5, 2017) - Ambika Development, Inc. (Applicants) 3629 Route 309, Orefield, PA 18069 and JFD Realty (Owner) 4900 Cumorah Avenue, Center Valley, PA 18034.

APPEAL NO. 2017-08 - High Hotels LTD (Owner/Applicant) 1852 William Penn Highway, Lancaster, PA 17605. The requested relief is for the property identified as Tax Map Parcel 641551184529 1 also known as 3800 West Drive, Center Valley, PA 18034, located in the Enterprise (E) Zone. The signage proposal is depicted on the plans submitted with this application, and depicts the basis for requested relief. The applicant requests variances from Section 322.D (Table 4) as amended by Ordinance 141-A to permit 3 wall signs where a maximum of 1 is permitted, to permit a wall sign to exceed 100 sq. ft. of area where a maximum area of 100 sq. ft. is permitted, to permit total wall/freestanding signage with a total area of +/- 315 sq. ft. where a maximum area of 100 sq. ft. is permitted and to permit a directional sign with an area of +/- 10 sq. ft. where a maximum area of 4 sq. ft. is permitted.

APPEAL NO. 2017-09 - Traditions of America (Applicant) 201 King of Prussia Road, Radnor, PA 19087 and Camra LLC (Owner) 5525 Locust Valley Road, Coopersburg, PA 18036. The requested relief is for the properties identified as Tax Map Parcels 642323276494 1, 642333180696 1, 642333186703 and 642303979014 1 also known as 5500 Locust Valley Road, * S. Main Street and * S. Main Street and 5517 Locust Valley Road, Coopersburg, PA 18036, located in the Suburban Residential (R-2) and Age Qualified Community (AQC) Overlay zones. The applicant requests variances from Section 214.G and 214.M to permit streets within an AQC development to be public where only private streets are permitted, Section 214.I.c.1 to permit disturbance of steep slopes, wetlands and buffers, riparian buffer and floodplain, associated with pump station and bridge construction, where such features shall remain undisturbed, Section 320.A to provide a street ROW of 35' where a minimum of 50' is required, Section 510.G.1 to permit a minor increase in base flood elevation associated with pump station and bridge construction where no increase is permitted, Section 513.B to disturb steep slopes associated with bridge construction where such areas shall be permanently protected from disturbance and Special Exception approval as provided for in Section 510.G to permit construction of a pump station, bridge and sanitary sewers within the floodplain. Applicant requests interpretation of Zoning Officer determination of Section 510.G, requiring the applicant to demonstrate to the ZHB that certain regulatory approvals have been secured.

The complete Zoning Appeal files may be examined 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. Questions should be directed to the Zoning Officer, Trent J. Sear, at 610-282-1171 ext. 1254.

**UPPER SAUCON TOWNSHIP
ZONING HEARING BOARD
MICHAEL DEPAOLIS, CHAIRMAN**