

## 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 Wednesday September 6, 2017 at 7:00 P.M. for the purpose of hearing the following appeals:

**APPEAL NO. 2017-10** - Brian Bicking & Jeri Bellini (Applicants) 3120 Flint Hill Road, Coopersburg, PA 18036. The property is identified as Tax Map Parcel No. 642483864926 1 and 3120 Flint Hill Road, Coopersburg, PA 18036, is .70 acres in size and is located in the Suburban Residential (R-2) Zone. The applicant is requesting variances from Sections 212.H and 320.B to permit a proposed front yard setback for a residential addition of 25' where 35' is required along a Collector Road, using a future right of way width (50' existing - 70' required) and Section 304.B to provide a driveway connection to Baldwin Lane within 19' of the Flint Hill Road future right of way where 60' is required.

**APPEAL NO. 2017-06** (Continued from August 7, 2017) - Ambika Development, Inc. (Applicants) 3629 Route 309, Orefield, PA 18069 and JFD Realty (Owner) 4900 Cumorah Avenue, Center Valley, PA 18034.

**APPEAL NO. 2017-09** - Traditions of America (Applicant) 201 King of Prussia Road, Radnor, PA 19087 and Camrra 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 an 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 demonstration to the ZHB that certain regulatory approvals have been secured.

**APPEAL NO. 2017-11** - Nicholas & Carol Antich (Owners/Applicants), 2165 Spyglass Hill, Center Valley, PA 18034. The property, identified as Tax Map Parcel No. 641542664320 1 also known as Jet Pay HR and Payroll, 3939 West Drive, Center Valley, PA 18034, is 5.27 acres in size and is located in the Enterprise (E) Zone. The applicant requests variances from the following sections: 231.N to permit proposed office use to utilize an existing trash storage area not enclosed within a masonry enclosure with gate, 301.C to permit a free standing sign within the required clear sight triangle, 305 to permit a second principal office use without providing information and detailed plans showing compliance with yard and area requirements for both

principal uses, 313 to permit use of the existing loading area instead of providing a new loading area, 322.D to permit a second free standing sign on the lot, 510.H to permit an increase in the base flood level within a floodplain, Section 510.G requiring the demonstration to the ZHB that certain regulatory approvals have been secured and Special Exception approval as provided in Section 510.G.1.c to permit a sanitary sewer lateral and stormwater impoundment basins with related features within the floodplain,

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**