

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 6, 2018 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2018-06 – Monogram Custom Pools (Applicant), 6366 Robin Lane, Coopersburg, PA 18036 and Matthew & Patricia Burt, 5250 Northwood Drive, Center Valley, PA 18036. The property identified as Tax Map Parcel No. 641463086157 1, also known as 5250 Northwood Drive, Center Valley, PA 18034, is 1.00 acre in size and is located in the Suburban Residential (R-2) Zone. The Applicant requests a variance from Section 512.C.2 to permit construction of an in-ground pool within a wetlands buffer (50' required and 16' provided).

APPEAL NO. 2018-07 – Fig Tree Holdings LLC (Applicant/Owner), 1806 Apple Tree Lane, Bethlehem, PA 18015. The property identified as Tax Map Parcel No. 642523363629 1, also known as 4777 Saucon Creek Road, Center Valley, PA 18034, is 4.42 acres in size and is located in the Industrial (I) Zone. The Applicant requests an interpretation that recently constructed “natural playground area” is not a “recreational facility” and therefore is not subject to the residential buffer strip setback. In the alternative, a variance from Section 230.F.4 is requested to permit the subject natural playground area for an existing Day Care use to remain within the required residential buffer strip (75' required and 40' proposed).

APPEAL NO. 2018-08 – St. Luke's Hospital (Applicant), 801 Ostrum Street, Bethlehem, PA 18018 and PD Lanark LP (Owner), 60 W. Broad Street, Bethlehem PA 18018. The property identified as Tax map Parcel No. 641495690784 1, also known as 5445 Lanark Road, Center Valley, PA 18034, is 7.49 acres in size and is located in the Commercial (C) Zone. The Applicant requests an interpretation that the individual offices each qualify for signage or that the signage for a hospital use should be permitted. In the alternative, the applicant requests a variance from Section 322.D – Table 1 (as amended by Ordinance 141-M) to permit six (6) signs (4 wall signs, 1 monument sign and 1 freestanding sign with electronic message board) for an Office use with a total combined area of approximately 600 square feet where one (1) sign is permitted with a maximum area of 64 square feet.

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**