

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 April 1, 2019 at 7:00 P.M. for the purpose of hearing the following appeals:

APPEAL NO. 2019-3 – The Pennsylvania State University (Owner), 201 Old Main, University Park, PA 16802. The property identified as Tax Map Parcel No. 642505517822 1, also known as 2809 Saucon Valley Road, Center Valley, PA 18034, is 29.01 acres in size and is located in the Enterprise (E) Zone. In order to construct a building expansion and new detached maintenance building, the applicant requests variances from Section 231.M, which requires a 25’ perimeter landscape buffer, Section 231.N which requires a self latching gate for the maintenance building, Section 313.E to provide an 18’ wide access drive where 24’ is required, Section 313.F which prohibits off street loading areas from interfering with off-street parking lots or the free movement of vehicles on a site and Section 313.I, which requires sufficient back-up and turn around area within a loading dock area.

APPEAL NO. 2019-4 – CLW Properties, Inc (Applicant), 6610 Crown Lane, Zionsville, PA 18092 and Van Doren Grob Land Holdings (Owner) 5518 Route 309, Center Valley, PA 18034. The property identified as Tax Map Parcel No.641487503848 1, also known as 5518 Route 309, Center Valley, PA 18034, is 3.29 acres in size and is located in the Commercial (C) Zone. The applicant requests Special Exception approval to permit the establishment of a combined retail sales, office, storage and product assembly use within the vacant structure on the parcel.

APPEAL NO. 2019-05 – Matthew & Lisa Allison (Owners/ Applicant), 6385 Vera Cruz Road, Center Valley, PA 18034. The property identified as Tax Map Parcel No. 640434324841 1 and 6385 Vera Cruz Road, Center Valley, PA 18034, is 8.99 acres in size and is located in the South Mountain Conservation (SMC) Zone. The applicant requests a variance to construct a 936 Sq. ft. accessory garage with driveway expansion providing a buffer that ranges from 40’ – 50’ from the edge of wetlands identified on grading plan where Section 512.C requires a 50’ buffer.

The complete Zoning Appeal file 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**