

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

**APPEAL NO. 2019-08** Saucon Creek Partners LP (Owners), 4647 Saucon Creek Road – Suite 200, Center Valley, PA 18034 and St. Luke’s Physician Group (Applicants) 801 Ostrum Street, Bethlehem, PA 18015. The property identified as Tax Map Parcel No. 642515500995 1 and 4505 Saucon Creek Road, Center Valley, PA 18034, is 3.80 acres in size and is located in the Enterprise (E) Zone. The Applicant requests Special Exception approval as permitted by Section 314.S to use nine (9) spaces from the Penn State Lehigh Valley parking lot with variances from any of the requirements in Section 314.S that cannot be complied with. In the alternative, the Applicants request a variance from Section 314.V to allow occupancy of an office building with an allotment of 56 off-street parking spaces, where 65 spaces are required for the proposed uses, including alternative relief as a de minimis variance.

**APPEAL NO. 2019-11** – Lehigh Valley Hospital (Applicant), 2100 Mack Boulevard, Allentown, PA 18105 and Saucon Creek Office Park LP (Owner), 20 Berkeley Court, Doylestown PA 18901. The property identified as Tax map Parcel No. 641542103560 1, also known as 3800 Sierra Circle, Center Valley, PA 18034, is 3.32 acres in size and is located in the Enterprise (E) Zone. The applicant requests a variance from Section 322.D – Table 4 (as amended by Ordinance 141-A) to permit two (2) wall signs with a combined square footage of 129 sq. ft. and one (1) 49 sq. ft. freestanding sign (total combined area of 178 sq. ft.) where only one (1) wall sign and one (1) freestanding sign are permitted with a combined maximum area of 100 sq. ft.

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**