

AGENDA

LOWER SAUCON TOWNSHIP

**Reorganization/
Business Meeting**

Zoning Hearing Board

April 22, 2024

1. Meeting Called to Order: 7:00 p.m. at Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015
2. Roll Call: Keith Easley, Chairman; Gregory Carolan, Secretary; and Theodore Eichenlaub, David Jauregui, and Jeffrey Gorczynski, Members; and Attorney George A. Heitzman, Solicitor.
3. Reorganization:

Appointment of Chairman -

Appointment of Vice Chairman -

Appointment of Secretary -

Appointment of Solicitor -

Appointment of Meeting Date & Time – 4th Monday of the month, except May & December which will be held on the 3rd Monday; 7:00 p.m.
4. Minutes: November 27, 2023
5. Bills: The Express Times/ November, 2023
Cooper Reporting – November, 2023
Heitzman/ November, 2023
6. Hearings:

Gombosi Variance – VAR 01-24 – Marc Gombosi – 2014 Springtown Hill Road – exp. 05/21/24
7. Old Business:
8. New Business:
9. Adjournment:

Zoning Hearing Board
Lower Saucon Township
Town Hall
November 27, 2023

MINUTES

The meeting was called to order at 7:00 p.m. by Chairman Keith Easley.

Roll Call

Present at the meeting were Chairman Keith Easley, Vice Chairman Jay Lazar, Secretary Gregory Carolan, and Board Members David Jauregui and Theodore Eichenlaub. The Solicitor, George A. Heitzman, was also present.

Minutes

The Board had before it for approval the minutes of the meeting of October 23, 2023. Mr. Easley moved to accept the minutes as submitted. The motion was seconded by Mr. Jauregui and passed by a vote of 5 to 0.

Bills

The Board had before it for approval a bill for advertising in October, 2023, from The Express Times, a bill from the stenographer for attending the meeting in October 2023, and the Solicitor's invoice dated November 2, 2023. Mr. Easley moved to pay the bills as

submitted. The motion was seconded by Mr. Jauregui and passed by a vote of 5 to 0.

Hearings

Richards Variance -VAR 07-23 Mark & Mallory Richards -3564 Lower Saucon Road - exp. 12/05/23

James Young, the Zoning Officer, was sworn and testified concerning the Application.

Applicant seeks a variance from §180–23B, yard requirements, for a property located in an RA zoning district. Applicant seeks to construct a 30' x 32' (960 ft.²) accessory garage 15' feet from the side yard setback where a 40' setback is required.

The property currently contains a single-family dwelling, a small shed, and 2 driveways. The lot comprises 1.20 acres.

The adjoining property closest to Applicant on the side where the reduced setback is proposed, is owned by the Hellertown Borough Authority and is 120 acres. It is part of the Hellertown Reservoir.

There are no impervious coverage issues on the property.

Mr. Richards was sworn and testified that there is a 12' x 20' woodshed located at the place where he plans to construct a new 30' x 32' building. The current structure is used to store wood and will be removed. The proposed structure is not any closer to the boundary than the woodshed that is being removed. Due to the size of the woodshed no approval had been needed to install it.

Board member Jay Lazar asked Mr. Richards whether he had consulted with anyone at the Hellertown Borough Authority. Mr. Richard said that he is employed by them as the custodian and his job is to maintain that particular property. He has spoken to people at the Authority and they have no objection to what he proposes.

There was no one in the audience who wished to be heard concerning the matter. Mr. Easley moved, seconded by Mr. Jauregui, to grant the requested variance and the motion passed by a vote of 5 to 0.

Old Business

There was no old business before the Board.

New Business

There was no new business before the Board.

As the Board was getting ready to adjourn, an unidentified member of the audience asked if there would be a public comment section. The Solicitor explained that this is really not a meeting but a hearing, and while the public is invited to comment about various matters on the agenda there is no general public comment session.

Mr. Lazar stated that he would like to hear what the gentleman had to say.

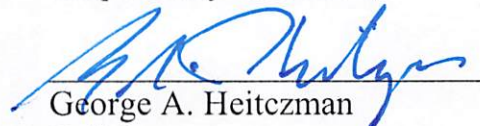
The gentleman said that he had heard that there is a development being considered for Fire Lane as to which there is great opposition. Mr. Lazar told him that this is not before the Board at this time that it would have to appear before Council and before the

Planning Board before it ever comes to the Zoning Board. If there are no zoning issues the matter may never even come before the Board. Mr. Lazar suggested the gentleman keep watch for announcements of public meetings pertaining to that matter.

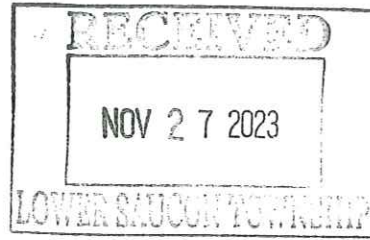
Adjournment

There being no further business before the Board, Mr. Easley moved, seconded by Mr. Jauregui, to adjourn the meeting. The motion passed by a vote of 5 to 0 and the meeting adjourned at 7:25 p.m.

Respectfully submitted,


George A. Heitzman
Solicitor

NJ Advance Media
ATTN: Legal Advertising Dept.
18 Centre Square
Easton, PA 18042



Express Times

LOWER SAUCON TOWNSHIP
3700 OLD PHILADELPHIA PIKE
BETHLEHEM, PA 18015

AD#:0010789048

Sales Rep: NJ LegalRepNJ
Account Number:1000932626
AD#: 0010789048

FOR QUESTIONS CONCERNING THIS AFFIDAVIT,
PLEASE CALL 800-203-3749 OR EMAIL etlegalads@lehighvalleylive.com

Remit Payment to:
NJ Advance Media
Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 2

Date	Position	Description	P.O. Number	Costs
11/18/2023	Public Meetings NJ	NOTICE OF BUSINESS MEETING LOWER SAUCON TOWNSHIP ZONING	ZHB business meeting notice	
Ad Size				
1 x 47 L				
Affidavit Fee - 11/11/2023				\$6.00
Basic Ad Charge - 11/18/2023				\$427.62
Total				\$433.62

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: 11/20/2023	Fed ID#: 13-4123607
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY	CERTIFICATION BY APPROVAL OFFICIAL
I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to:
	Appropriation Account(s) and Amounts Charged: P.O.#: _____

Signature: _____	Signature: _____
Title: _____	Date: _____

THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD

COPY



Express Times

LEGAL AFFIDAVIT

AD#: 0010789048

Total

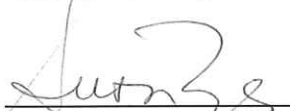
\$433.62

State of Pennsylvania,) ss

County of Northampton)

Susan Myers being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Express Times is a public newspaper, with general circulation in Lehigh and Northampton Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Express Times 11/11, 11/18/2023


Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of November 2023


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Jeanette Kryzmaliski, Notary Public
Northampton County
My commission expires June 17, 2025
Commission number 1398723
Member, Pennsylvania Association of Notaries



NOTICE OF BUSINESS MEETING LOWER SAUCON TOWNSHIP ZONING HEARING BOARD

The Lower Saucon Township Zoning Hearing Board will hold a Business meeting in Lower Saucon Town Hall on Monday, November 27, 2023 at 7:00 p.m. in order to hear the following appeals:

The appeal of Mark and Mallory Richards for a Variance seeking relief from Section 180-23B in order to construct an accessory building that will not meet the side yard setback requirements. The property is located at 3564 Lower Saucon Road, Hellertown, Northampton County. Tax Map: Q8-6-16A.

The appeal of Allentown SMSA Limited Partnership for a Variance seeking relief from Sections 180-127.1(A)(2)(g)[1]; 180-127.1(A)(2)(a)[1][a]; 180-127.1(A)(2)(a)[5][d] and 180-127.1(A)(2)(e)[3] in order to construct a wireless communications facility which will not meet the setback requirements, access paving requirements and tower height requirements. This property is located at 3646 PA Route 378, Bethlehem, Northampton County. Tax Map: Q6SW2-3-5.

The appeal of the Borough of Hellertown from a notice of violation issued by the Zoning Officer on June 26, 2023 and is seeking relief of an acknowledgement of vested rights or variance by estoppel. This property is located at 2011 Springtown Hill Road, Hellertown, Northampton County. Tax Map: R7-12-3.

Any parties interested in the above referenced item may attend this meeting or may review the information pertaining to the above appeals located in Town Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m.

Keith Easely
Chairman

Cooper Reporting
427 East Landis Street
Coopersburg, Pennsylvania 18036
United States

2673777435

Invoice

BILL TO
**Lower Saucon Township Zoning
Board**
Molly Bender

Invoice Number: 12

Invoice Date: November 28, 2023

Payment Due: December 28, 2023

Amount Due (USD): \$220.00

Items	Quantity	Price	Amount
Appearance Fee & First Hour Zoning Hearing - November 27, 2023	1	\$220.00	\$220.00

Subtotal: \$220.00

Total: \$220.00

Amount Due (USD): \$220.00

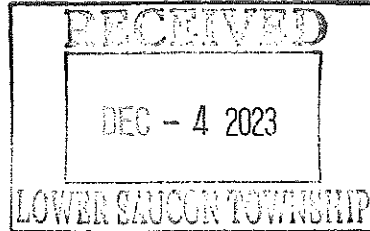
Tax ID: 93-3584637

**GEORGE A. HEITCZMAN
ATTORNEY AND COUNSELLOR AT LAW**

**Post Office Box 1446
Bethlehem, PA 18016-1446**

Invoice submitted to:

Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015



November 30, 2023

In Reference To: Zoning Hearing Board
File #3802

Invoice # 26203

FOR PROFESSIONAL SERVICES RENDERED

	<u>Hours</u>	<u>Amount</u>
11/13/2023 Call Jim Young re upcoming meeting	0.20	40.00
11/22/2023 Prepare and serve praecipe for appearance in Substantive Validity Challenge	0.50	100.00
Draft Answer to Substantive Validity Challenge	1.00	200.00
11/27/2023 Telephone call to Molly	0.20	40.00
Finalize Answer to Substantive Validity Challenge	0.30	60.00
Telephone call to Atty Garber	0.20	40.00
Attend meeting and obtain signature of Chairman on Pleadings	0.50	100.00
Review email from Molly and reply	0.20	40.00
11/28/2023 Letter to Mark and Mallory Richards	0.30	60.00
Prepare minutes of meeting of November 27, 2023	0.50	100.00
Letter to prothonotary forwarding pleadings	0.30	60.00
Email to Counsel forwarding pleading and letter	0.20	40.00
Telephone call from Atty Garber	0.20	40.00
11/29/2023 Email to Molly forwarding signed copy of Minutes of 11.27.23	0.30	60.00
For professional services rendered		\$980.00
Previous balance		\$1,130.00
Accounts receivable transactions		
11/21/2023 Payment - thank you. Check No. 81035		(\$1,130.00)
Total payments and adjustments		(\$1,130.00)
Balance due		<u>\$980.00</u>

01404311

ZONING HEARING BOARD OF LOWER SAUCON TOWNSHIP

Ten copies of this application, including all plans and drawings, must be submitted to the Zoning Officer together with the application/escrow fees. No application will be accepted without an adequate plan of the subject premises.

PROJECT NUMBER Var 01-24

1. The undersigned applicant hereby: (check appropriate letter {s})

a. _____ Appeals from a determination of the Zoning Officer.

b. _____ Requests a Special Exception.

c. X Requests a Variance.

d. _____ Challenges the validity of a Zoning Ordinance or map.

e. _____ Requests other relief within the jurisdiction of the Zoning Hearing Board as established in § 909.1(a) of the Pennsylvania Municipalities Planning Code.



2. Name and Address of Owner of Property: Marc S. Gombosi
2014 Springtown 174 Road Hellertown PA 18055

Telephone Number(s) 484-895-9870

3. Name and Address of Applicant: Same as owner

Telephone Number(s) _____

4. If Applicant is not the Owner, state Applicant's authority to bring this application:

(attach documents in support of said authority to this application)

5. Address of Property: 2014 Springtown 174 RD. Hellertown PA 18055

6. Attach plot plan of property drawn to scale indicating location and size of improvements both proposed and presently existing and indicating a compass reference. See Attached Plan

7. Tax Parcel Number of Property: R7 17 2B 0719

8. Present Zoning Classification of Property: Rural Suburban District (R40)

Chk 1112
Blanco

9. Present Use of Property: _____
10. Describe the buildings and other improvements located on the Property: (attach additional sheets if necessary)

11. State the Size of the Property: 2.08 ACRES
12. If you are appealing from a determination of the Zoning Officer, complete the following:
- a. The action taken was: _____

 - b. The date action was taken: _____
 - c. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.
 - d. The foregoing action is being challenged because: _____

 - e. If you allege the existence of a non-conforming use, state the nature of such use and the date on which it began: _____

13. If you are challenging the validity of a Zoning Ordinance or map, complete the following:
- a. Identify the provision of the Ordinance or map which you believe to be invalid: _____

 - b. The challenge is ripe for decision because: _____

 - c. The provision challenged is invalid because: _____

14. If you are requesting a Special Exception complete the following:

- a. Nature of Special Exception sought is: _____

- b. The Special Exception is allowed under Article _____ Section _____ Subsection _____ of the Lower Saucon Township Zoning Ordinance. (If more than one Exception is requested, list Ordinance references on separate page)
- c. The reason for the request is: _____

15. If you are requesting a Variance complete the following:

- a. Nature of Variance sought is: Dimensional Variances needed
for minimum lot area and minimum lot width for minor subdivision
- b. The Variance is from Article VI Section 180-24 Subsection A & B of the Lower Saucon Township Zoning Ordinance. (If more than one Variance is requested, list Ordinance references on a separate page)
- c. The nature of the unique circumstances and the unnecessary hardship justifying this request for a Variance is: L-shape lot, Irregular lot and Double frontage
lot not allowing to meet the minimum lot-area for proposed Lot 1 and
the minimum lot width for proposed Lot 2

16. If you are requesting other relief within the jurisdiction of the Zoning Hearing Board, complete the following:

- a. The nature of the relief sought: _____

- b. If you are requesting relief from a determination of a Township Official, attach a written copy of a determination and state the reason the determination was in error, including reference to applicable status or ordinances: _____

17. By filing this application, applicant agrees to reimburse Lower Saucon Township for all costs incurred by the processing of this application to the extent that those costs exceed the filing fee.

18. a. ☐ I am not represented by an attorney in connection with this application.
 b. ☒ I am represented by Daniel G. Dougherty, Esquire in connection with this application.

Attorney's Address: 881 Third Street, Suite B-3
Whitehall, PA 18052
 Attorney's Telephone Number(s): 610-264-9840

19. The following is a list of names and addresses of all persons owning property which is located within 200 feet of the perimeter of the property which is the subject of this application, identified by tax parcel number together with the name and address of the present owner of the said parcel as contained in the records of Lower Saucon Township or Northampton County Tax Mapping located in the Northampton County Courthouse or their website - www.ncpub.org

Tax Map Number of Property	Name and Mailing Address of Owners of Property
1. <u>R7-17-2A-0719</u>	<u>Jack and Irene Heller</u> <u>2016 Springhill Road</u> <u>Hellertown PA 18055</u>
2. <u>R7-17-2-0719</u>	<u>Brian and Jennifer Bloch</u> <u>2000 Springhill Road</u> <u>Hellertown PA 18055</u>
3. <u>R7-17-3A-0719</u>	<u>Marilyn L. Suter</u> <u>2018 Springtown Rd</u> <u>Hellertown PA 18055</u>
4. <u>R7NW3-5-1-719</u>	<u>Christopher Cooper</u> <u>Bonnie Fisher</u> <u>2009 Springtown 144 RD</u> <u>Hellertown PA 18055</u>
5. <u>R7NW3-4-12-719</u>	<u>Georgina Torrella</u> <u>2007 Springtown 144 RD</u> <u>Hellertown PA 18055</u>
6. <u>R7NW3-4-13-719</u>	<u>Kevin B. McDermott</u> <u>2007 Springtown 144 RD</u> <u>Hellertown PA 18055</u>
7. <u>R7NW3-4-26-015-719</u>	<u>James Gurling</u> <u>2001 Springtown Rd</u> <u>Hellertown PA 18055</u>
8. <u>R7NW3-4-17-719</u>	<u>Aaron Dunbar</u> <u>Catherine Craven</u> <u>1995 Springtown 144 RD</u> <u>Hellertown PA 18055</u>
9. <u>R7-17-73-719</u>	<u>Lynn R. Bithner</u> <u>1703 Kerk DR</u> <u>Hellertown PA 18055</u>
10. <u>R7-17-74-719</u>	<u>Jeffrey - Carol Kozak</u> <u>1711 Kerk DR</u> <u>Hellertown PA 18055</u>
11. <u>R7-17-75-719</u>	<u>Richard & Joanne Cheek</u> <u>1715 Kerk DR</u> <u>Hellertown PA 18055</u>
12.	
13.	
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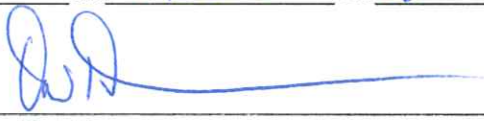
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

The undersigned, being duly sworn according to law, deposes and says that he/she is the above named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.


Applicant

Sworn to and subscribed
before me on this

21 of March 2024


Notary Public

Commonwealth of Pennsylvania - Notary Seal
Daniel G. Dougherty, Notary Public
Lehigh County
My commission expires August 23, 2025
Commission number 1217625
Member, Pennsylvania Association of Notaries



Date Received: _____


Zoning Officer

Memo

Lower Saucon Township Zoning Office

To: Cathy Gorman, Township Manager
From: Jim S. Young, Zoning Officer
Date: April 2, 2024
Re: ZHB application for the April 22, 2024 ZHB meeting (Var. 01-24)

Background Information

Owner: Marc Gombosi, 2014 Springtown Hill Rd. Hellertown, PA 18055
Applicant: Same as owner
Property Location: 2014 Springtown Hill Rd.
TMP# R7-17-2B-0719
Zoning district: R40 (Rural Suburban District)

Variances requested from Section(s)

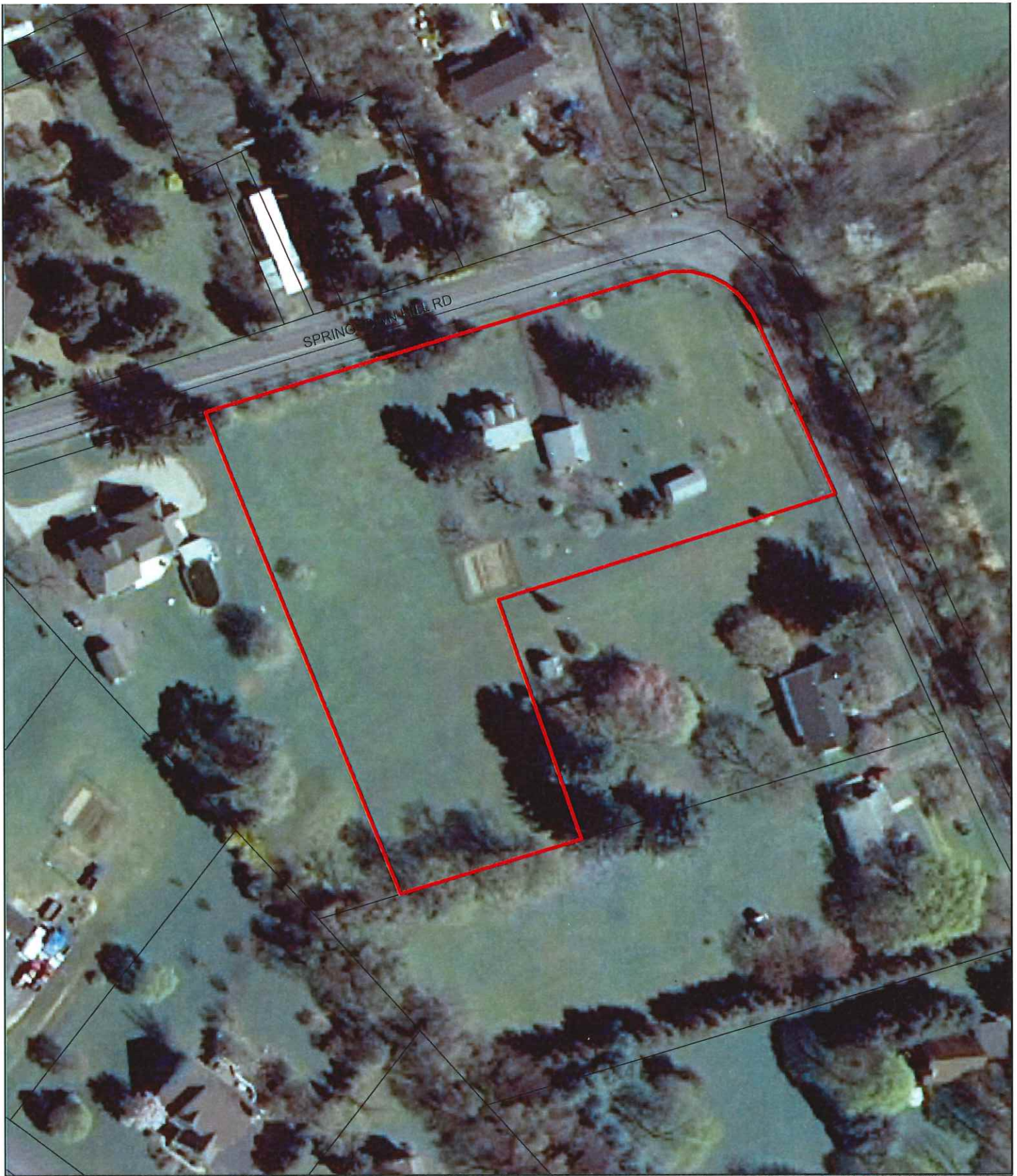
180-34. A Lot requirements.

To allow the lot size be reduced to 33,489sqft. for a proposed subdivision, where 40,000sqft. is required in the R40 zoning district. Relief of 6,511sqft.

180-34. B Lot requirements.

To allow the lot width to be reduced to 131.53ft. for a proposed subdivision, where 150ft is required in the R40 zoning district. Relief of 18.47ft

- The property owner is proposing a minor subdivision to create 2 lots, currently the lot is 2.08 acres.
- The proposed subdivision will create a nonconforming lot.
- Both lots will have on-lot septic and well.
- No dwelling is proposed at this time.



Legend

Township Streets 4/07

ROAD_TYPE

- ALLEY
- INTERSTATE HWY
- LOCAL
- PRIVATE
- RAMP
- STATE HWY

Township Streams

Parcels

Municipal Boundary



LOWER SAUCON TOWNSHIP
NORTHAMPTON CO. PA.
— Incorporated 1743 —

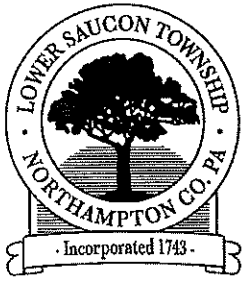
**Lower Saucon Township
Geographic Information System**

0 80 160 Feet
1 inch = 83.883929 feet

Location: 2014 Springtown Hill Rd.
Area (Acres); 2.08
Tax ID: R7-17-2B-0719

STATS





Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

April 12, 2024

Marc Gombosi
2014 Springtown Hill Rd.
Hellertown, PA 18055


RE: Gombosi Variance 01-24
2014 Springtown Hill Road
Tax Map: R7-17-2B
Zone: R-40

Dear Sir/Madam:

Your request for a Variance to the Zoning Hearing Board seeking relief from Sections 180-34 A & B in order to subdivide property which will not meet the minimum requirements for lot width and lot size will be heard on Monday, April 22, 2024 at 7:00 p.m. in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County

You and/or a representative must attend the hearing.

Yours truly,


Keith Easely
Chairman
mgb

cc: Zoning Hearing Board
George A. Heitzman, Esq.
Daniel Dougherty, Esquire, 881 Third St., Ste. B-3, Whitehall, PA 18052



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

April 12, 2024

«Name»

«Address1»

«Address2»

RE: Gombosi Variance 01-24
2014 Springtown Hill Road
Tax Map: R7-17-2B
Zone: R-40

Dear Sir/Madam:

Please be advised that Marc Gombosi has applied for a variance seeking relief from Sections 180-34 A & B in order to subdivide property which will not meet the minimum requirements for lot width and lot size.

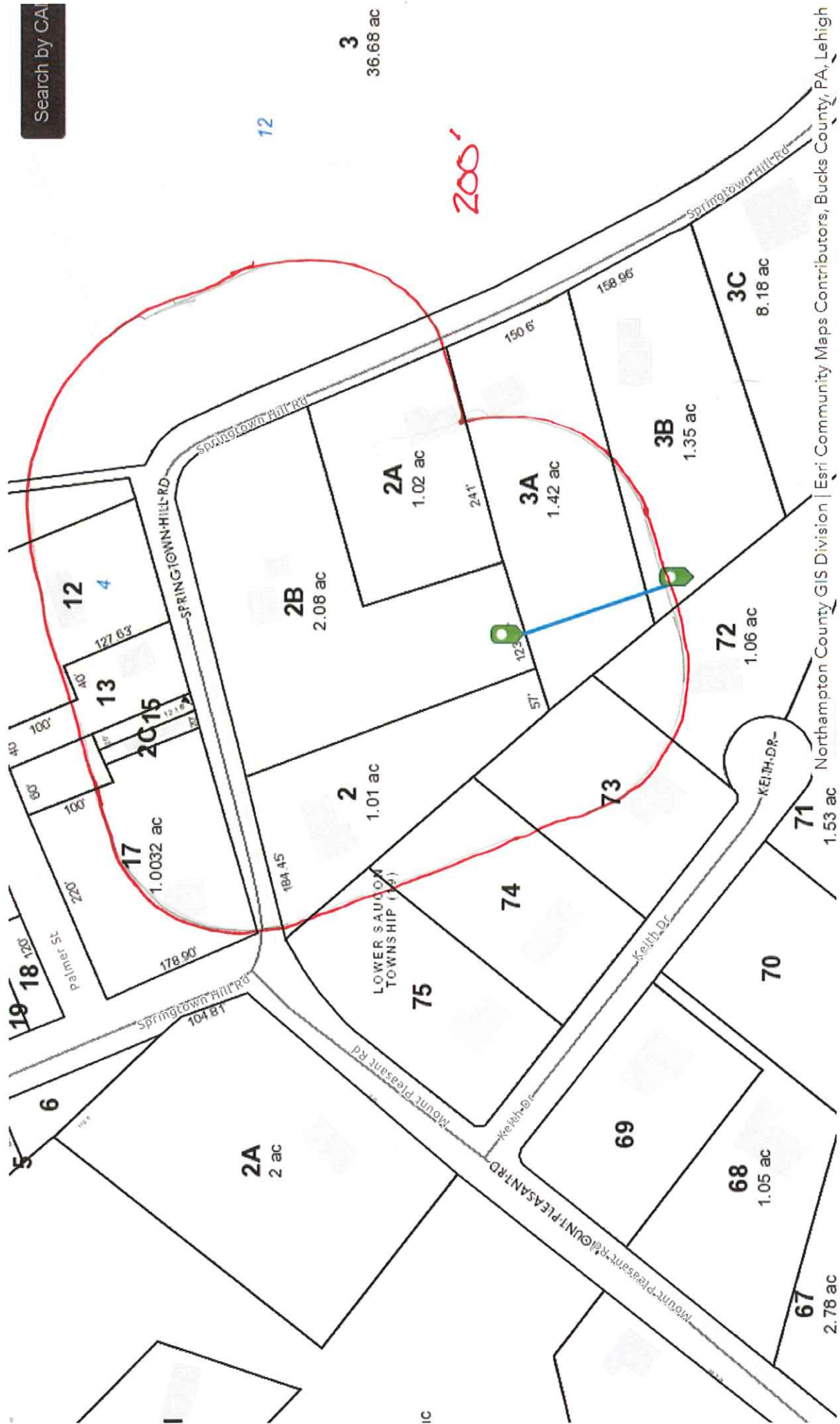
This hearing will be held on Monday, April 22, 2024 at 7:00 p.m. in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

This hearing is your opportunity to enter testimony. Please do not hesitate to contact the Township with any questions.

**LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD**

mgb

parid	owner 1	mailing address	city name	state	zip code
R7NW3-4-2C-0719	COULTON JAMES	2001 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2945
R7-17-3B-0719	SOFGA THOMAS E & JOANN B	2020 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-
R7-17-72-0719	RASICH CHRISTINE A & ROGER A	1703 KEITH DR	HELLERTOWN	PA	18055-2918
R7-17-74-0719	KAMETZ JEFFREY M & CAROL A	1711 KEITH DR	HELLERTOWN	PA	18055-
R7-17-75-0719	CHECK RICHARD A JR & JOANNE M	1715 KEITH DR	HELLERTOWN	PA	18055-
R7-17-2-0719	BLOCH BRIAN D & JENNIFER P	2000 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2944
R7-17-2A-0719	HELLER JACK K & IRENE	2016 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2947
R7NW3-4-12-0719	TORRELLA GEORGIANA I	2007 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2945
R7NW3-4-13-0719	MCDERMOTT KEVIN B	2003 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2945
R7-17-73-0719	BITTNER LYNN R	1707 KEITH DR	HELLERTOWN	PA	18055-2918
R7-17-3A-0719	SVITES MARLYN L	2018 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2947
R7NW3-4-17-0719	DUNBAR AARON & CRAVEN CATHERINE ER	1995 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2943
R7-12-3-0719E	HELLERTOWN BOROUGH	685 MAIN ST	HELLERTOWN	PA	18055-
R7NW3-4-3-0719	COULTON JAMES	2001 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2945
R7NW3-5-1-0719	COOPER CHRISTOPHER & FISHER BRANDI	2009 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2946
R7NW3-4-15-0719	COULTON JAMES	2001 SPRINGTOWN HILL RD	HELLERTOWN	PA	18055-2945





Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

April 2, 2024

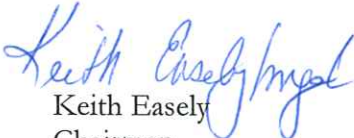
The Express Times
30 N. 4th St.
Easton, PA 18042

ATTN: Legal Ads

Dear Sir/Madam:

Please put the attached legal ad in the Express Times two (2) times, first on Friday, April 5, 2024 and second on Friday, April 12, 2024. Also send proof of publication with an affidavit and bill to the above address. Thank you.

Yours truly,


Keith Easely
Chairman

mgb

cc: Zoning Hearing Board
George A. Heitzman, Esquire

RUN DATES – 04/05/24 & 04/12/24

START AD

NOTICE OF REORGANIZATION AND BUSINESS MEETING
LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD

The Lower Saucon Township Zoning Hearing Board will hold a Reorganization and Business meeting in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015 on Monday, April 22, 2024 at 7:00 p.m. in order to hear the following appeal:

The appeal of Marc Gombosi for a Variance seeking relief from Sections 180-34 A & B in order to subdivide property which will not meet the minimum requirements for lot width and lot size. This property is located at 2014 Springtown Hill Road, Hellertown, Northampton County. Tax Map: R7-17-2B.

Any parties interested in the above referenced item may attend this meeting or may review the information pertaining to the above appeals located in Town Hall, Monday through Friday, 8:30 a.m. to 4:30 p.m.

Keith Easely
Chairman

END AD

NOTICE

A REQUEST HAS BEEN SUBMITTED TO THE ZONING HEARING BOARD REGARDING THE USE OF THIS PROPERTY. A PUBLIC HEARING WILL BE HELD ON APRIL 22, 2024 AT 7:00 P.M.

**AT THE TOWNSHIP BUILDING
LOWER SAUCON TOWNSHIP.**

**Marc Gombosi
2014 Sprintown Hill Road
Tax Parcel: R7-17-2B**

VERIFICATION OF POSTED PROPERTY

To Be Posted By - April 12, 2024

Location - 2014 Springtown Hill Road

Owner of Property - Marc Gombosi

Hearing Date - April 22, 2024 Hearing No. VAR 01-24

Date Property Inspected - 4/12/2024

Inspecting Officer  Badge #

PROPERTY HAS BEEN POSTED (☒) YES (☐) NO

This form must be returned to
the Zoning Office no later than April 12, 2024

