

July 31, 2023

**LOWER SAUCON TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2023-04**

**AMENDMENTS TO THE CODE OF THE TOWNSHIP OF LOWER SAUCON**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER SAUCON, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING AND REVISING THE CODE OF THE TOWNSHIP OF LOWER SAUCON BY AMENDING CHAPTER 180 (ZONING) TO: REVISE THE ZONING MAP BY CHANGING APPROXIMATELY 8.83 ACRES OF LAND CONSISTING OF FOUR (4) NORTHAMPTON COUNTY TAX MAP PARCELS FROM THE RURAL SUBURBAN (R40) ZONING DESIGNATION TO THE GENERAL BUSINESS (GB) ZONING DESIGNATION IN THE AREA OF THE TOWNSHIP NORTH OF COLESVILLE ROAD AND EAST OF STATE ROUTE 378; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN.**

**WHEREAS**, Lower Saucon Township is a Township of the Second Class, Optional Plan of Government, located in Northampton County, Commonwealth of Pennsylvania; and

**WHEREAS**, the Township of Lower Saucon adopted Ordinance # 98-17 on May 20, 1998, enacting the Code of the Township of Lower Saucon (hereinafter referred to as the “Code”); and

**WHEREAS**, the Council of Lower Saucon Township desires to amend the Code of the Township of Lower Saucon to revise the Township Zoning Map in the area east of State Route 378 and directly north of Colesville Road, to change the zoning designation of approximately 8.83 acres (four (4) Northampton County Tax Map Parcels) from Rural Suburban (R40) to General Business (GB); and

**WHEREAS**, the Council of Lower Saucon Township has determined that the adoption of this Ordinance containing the described amendments to the Zoning Map contained in the Code is in the best interest of the public health, safety, and welfare of the citizens of Lower Saucon Township.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Council of the Township of Lower Saucon, Northampton County, Commonwealth of Pennsylvania, that the provisions of the Code of the Township of Lower Saucon are hereby amended and revised as follows:

July 31, 2023

**Section 1. Amendment to Chapter 180 (Zoning), Section 180-15 (Zoning Map), Subsection A.**

The Zoning Map of the Township of Lower Saucon is amended in accordance with the revisions noted on the map attached hereto and incorporated herein by reference as Exhibit "A". Specifically, approximately 8.83 acres of land are being changed from Rural Suburban (R40) to General Business (GB). The identified acreage consists of four (4) Northampton County Tax Map Parcels which are listed on Exhibit "B", attached hereto and incorporated herein by reference. The identified acreage is located in the western geographical area of the Township to the north of Colesville Road, and east of State Route 378. The Township Manager is directed to update the Zoning Map to change the four (4) parcels shown on Exhibits "A" and "B" from Rural Suburban (R40) to General Business (GB), as reflected on Exhibit "C", attached hereto and incorporated herein by reference.

**Section 2. Violations and Penalties.**

The Violation and Penalty provisions of the Code, where not revised herein, shall remain unchanged.

**Section 3. Severability.**

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, illegal, or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The Council of Lower Saucon Township hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional, illegal, or otherwise invalid.

**Section 4. Repealer.**

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

**Section 5. Effective Date.**

The provisions of this Ordinance shall become effective ten (10) days after adoption.

**ENACTED and ORDAINED** this \_\_\_\_ day of \_\_\_\_ 2023.

ATTEST:

LOWER SAUCON TOWNSHIP

\_\_\_\_\_  
Mark L. Hudson  
Township Manager

\_\_\_\_\_  
Jason Banonis  
Council President

*July 31, 2023*

Exhibit A – Zoning Map showing parcels proposed to be changed from R40 to GB

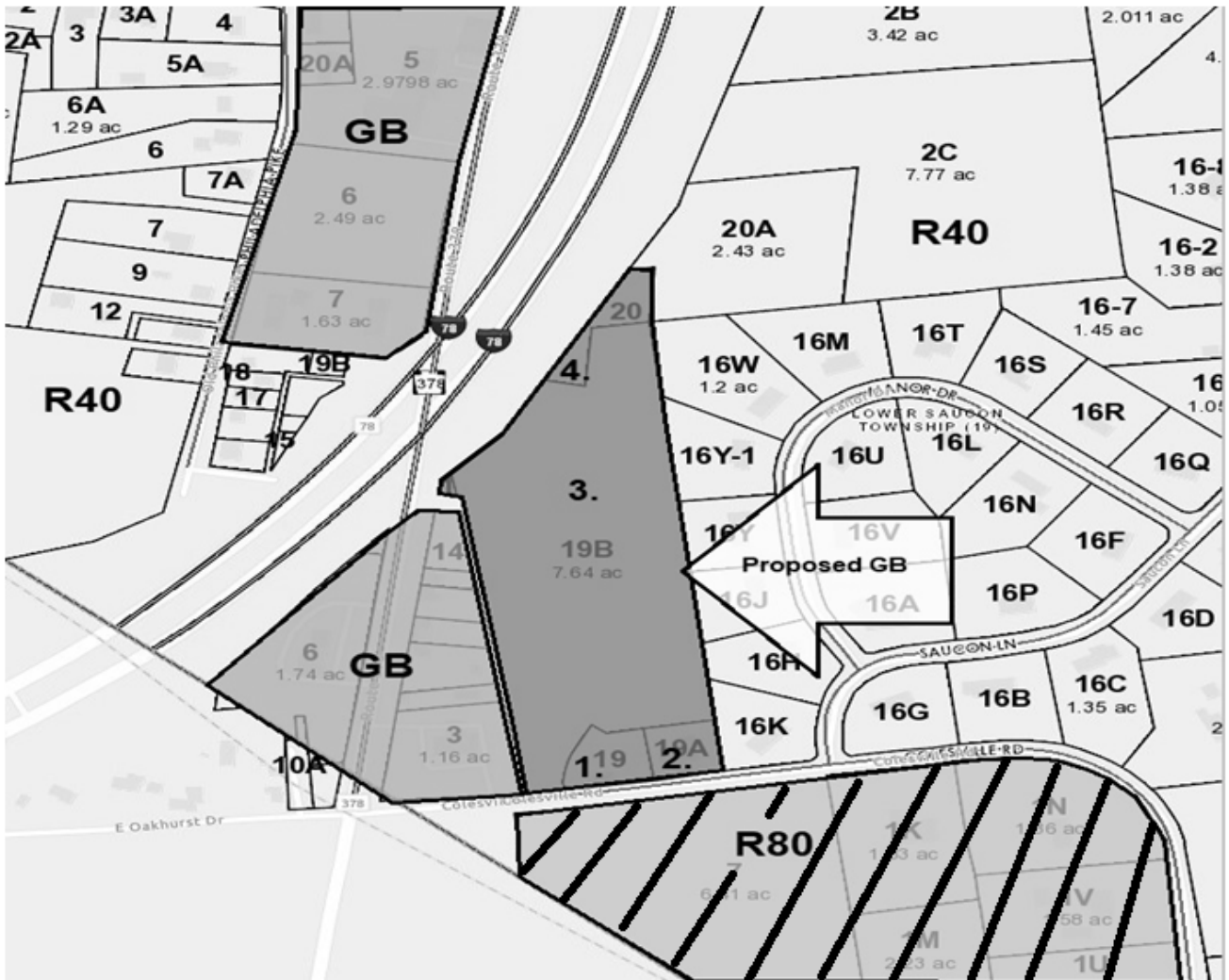
Exhibit B – List of Tax Map Parcels, with addresses, being changed from R40 to GB

Exhibit C – Map Amendment (2023) map showing adopted changes to the official Zoning Map.

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Exhibit A



- |                           |                        |
|---------------------------|------------------------|
| 1. Q6-7-19 0.45 ACRE      | 3. Q6-7-19B 7.64 ACRES |
| 2. Q6-7-19A 0.41 ACRE     | 4. Q6-7-20 0.33 ACRE   |
| Total acreage: 8.83 acres |                        |
| 4 Parcels                 |                        |

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## **Exhibit B**

	<b>PARID</b>	<b>Property Location</b>	<b>City Name</b>	<b>State</b>	<b>Zip Code</b>
1	Q6-7-19	1419 Colesville Road	BETHLEHEM	PA	18015-
2	Q6-7-19A	1425 Colesville Road	BETHLEHEM	PA	18015-
3	Q6-7-19B	Colesville Road	BETHLEHEM	PA	18015-
		(this is the parcel behind 1419 & 1425 Colesville Road)			
4	Q6-7-20	EO Wyandotte St	BETHLEHEM	PA	18015-
		(this is a portion of PennDot's Right of Way for Route 78)			
<i>Property Location Pulled from Northampton County "Tax Parcel Viewer"</i>					

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Exhibit C

Zoning Map Amendment 2023 (portion)

