



ALLEN TOWNSHIP ZONING & CODE ENFORCEMENT OFFICE

4714 Indian Trail Road
Northampton, Pennsylvania 18067
Phone: (610) 262-7012
Fax: (610) 262-7364

CONTINUANCE REQUEST FOR ZONING HEARING BOARD HEARING 2022-01

*****UPDATE/NOTICE:** The applicant (Allen Development Partners, LLC) will **NOT** be appearing at this scheduled hearing (December 6, 2022 at 7:00 PM) and has requested a continuance.

*****The new hearing date will be Wednesday, December 21, 2022 at 7:00 PM.** This hearing will be held at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, Pennsylvania, 18067.

(The original hearing notice for Hearing 2022-01 can be found on the next page.)



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NOTICE OF ZONING HEARING BOARD REORGANIZATION MEETING AND APPEAL ALLEN TOWNSHIP

Notice is hereby given, under the Code of Allen Township, Northampton County, Pennsylvania, Chapter 27 (Zoning), Part 1909, as amended, that a public hearing will be held by the Allen Township Zoning Hearing Board, at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, Pennsylvania, 18067.

DATE OF HEARING: December 6, 2022

TIME OF HEARING: 7:00 P.M.

The following appeal will be heard:

Hearing 2022-01 – To hear the request and appeal of Allen Development Partners, LLC (Appellant/ Purchaser of Property), of 201 South Maple Avenue, Ambler, PA 19002. Location: 701 Nor Bath Boulevard, Northampton, PA 18067 Tax Map Parcel: L4 12 1 0501. The subject parcel is located in the Highway Commercial (HC) Zoning District, south of Nor Bath Boulevard in the vicinity of Savage Road.

The Appellant/Purchaser of property hereby seeks the following variances in accordance with the provisions of the Allen Township Code of Ordinances, Chapter 27, Part 1909:

Section 1505(19)(F) to allow one (1) additional fuel pump with two (2) fueling positions where seven (7) fuel pumps and fourteen (14) positions are permitted;

Section 1505(19)(F)(3) to allow a gas canopy 7,150 square feet in size where a gas canopy equal to square footage of the building, but not greater than 7,000 square feet is permitted;

Section 1505(19)(G)(2) to allow gas canopy lighting over fuel dispensing positions to exceed an average of 20.0 maintained footcandles for an average of 29.48 footcandles in accordance with the recommended standards of the Illuminating Engineering Society of North America; and

Section 1704(B)(2) to allow three proposed freestanding signs since all four side of the property front on a street.

Copies of the appeal application, plans and supporting documents are available for public inspection at the Allen Township Municipal Building, located at 4714 Indian Trail Road, Northampton, PA during normal business hours. The hearing is open to the public and all interested parties may attend and will be heard.

The Board will meet at 6:45 PM, prior to the hearing, for the annual reorganization of members and any other incidental business.

Ilene Marie Eckhart
Zoning Officer/Manager
Allen Township

Northampton Press: 11/16 & 11/23/22