

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, April 23, 2020, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2019-010 of Bethlehem Pike Apartments, LLC, for the property located at 1911-2011 Bethlehem Pike, Hilltown Township. The subject property is located in the PC-1 (Planned Commercial 1) Zoning District and is otherwise identified as Bucks County Tax Parcel Nos. 15-022-196, 15-022-197, and 15-022-198. Applicant proposes to construct 2, 3-story “Mid-Rise” apartment buildings, each with 52 individual dwelling units. Applicant seeks the following variances: 1) from §160-23.B(7)(c) to permit a minimum open space ratio of less than 40%; 2) from §160-23.B(7)(d) to permit residents under 55 years old who also have qualifying disabilities; 3) from §160-23.B(7)(h), to allow a density of approximately 13 dwelling units per acre rather than the permitted 5 per acre; 4) from §160-23.B(7)(j) to allow a minimum lot size area of 8.06 acres rather than 20 acres; 5) from §160-23.B(4)(c) to allow for 2 dwelling unit types, a maximum percentage of any dwelling unit type of 99% and a minimum percentage of any dwelling unit of 1% rather than the required 3-type minimum with a maximum of 40% and a minimum of 10% of any type, or in the alternative, an interpretation that this section is not applicable; 6) from §160-23.B(4)(d)(10)[b][vi] to reduce the minimum building set back from the street from 100 feet to 75 feet and to reduce the minimum building set back from a property line from 250 feet to 75 feet; 7) from §160-23.B(4)(d)(10)[b][vii], to allow a minimum building spacing less than 150 feet between the proposed apartment buildings and an existing residential dwelling; and 8) from §160-33, to permit a 75 foot perimeter yard in lieu of any additional buffer yards. In the alternative, Applicant seeks an interpretation that the proposed use of the property is permitted as a C-13, Nursing Home use or a variance to permit the proposed use as an equivalent to a C-13 Nursing Home use.

Due to the COVID-19 virus, the April 23, 2020 hearing may need to be continued. In that event, the continued hearing date will be May 22, 2020 at 7:00 p.m., at the Hilltown Township Municipal Building. Notice of any such continuance will be posted on the doors of the Township Building and on Hilltown Township’s website at <https://www.hilltown.org/>.

The Application submitted, together with accompanying documents and site plans, is available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

HILLTOWN TOWNSHIP ZONING HEARING BOARD

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