

AD TEXT

Variations

PUBLIC NOTICE Notice is hereby given in accordance with Act 15 of 2020 and the Plainfield Township Zoning Ordinance that the Plainfield Township Zoning Hearing Board will hold a virtual meeting utilizing the Zoom authorized telecommunication device on March 9, 2021 at 6:30 pm to hear the following: Zoning Hearing: Appeal #2021-002 Subject Property: 1011 East Birch Avenue Parcel #: D8 SE3 1 7 0626 Zoning District: Blue Mountain Conservation District (BMC) All stated sections refer to Zoning Ordinance The equitable owner and applicant, Nicholas DePue, of 1011 East Birch Ave., Pen Argyl, PA 18072 is requesting special exception for a construction of a driveway, new single family dwelling, garage and in-ground pool on the property which is located in the steep slope overlay district. Present petition is to disturb 18,331 sq. ft. of wooded, Class B steep slopes. Pursuant to 27-503.7.A(1), a special exception is required if more than 5,000 sq. ft. of disturbance of a woodland or Class B steep slope is proposed. Standards for a special exception fall under 27-503, subsections 1, 3 and 8. All interested parties should attend. CALL IN INFORMATION FOR THE ZOOM ACT 15 OF 2020 AUTHORIZED TELECOMMUNICATION DEVICE PLATFORM: Join Zoom Meeting Online: https://us02web.zoom.us/j/82644817656 1-877-853-5247 US Toll-free Meeting ID: 826 4481 7656 In accordance with Governor Wolf's ongoing COVID-19 pandemic emergency declaration by the Commonwealth of Pennsylvania, Plainfield Township officials are holding this regular meeting utilizing the Zoom authorized telecommunication device platform only. Remote meetings are permitted under the provisions of Act 15 of 2020 (Health Care Cost Containment Act). The Zoning Hearing Board members will not be physically present at this meeting. This public meeting will be recorded. We kindly ask that all interested parties participating via the dedicated conference call line to only speak during the sections of the meeting that are specifically reserved for public comment or when prompted by the Chairman and to also state your name each time you are speaking. Members of the public and all interested parties will have the opportunity to comment via the telephone conference call prior to any official action taking place and during the Citizen's Agenda/Non-Agenda portion of the meeting. Anyone intentionally disrupting the meeting will be promptly muted and/or ejected from the call. Sharon Pletchan Zoning Officer Plainfield Township

Related Categories: Notices and Announcements - Legal Notice

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Notice is hereby given in accordance with Act 15 of 2020 and the Plainfield Township Zoning Ordinance that the Plainfield Township Zoning Hearing Board will hold a virtual meeting utilizing the Zoom authorized telecommunication device on March 9, 2021 at 6:30 pm to hear the following:
Zoning Hearing: Appeal #2021-002
Subject Property: 1011 East Birch Avenue
Parcel #: D8 SE3 1 7 0626
Zoning District: Blue Mountain Conservation District (BMC)
All stated sections refer to Zoning Ordinance
The equitable owner and applicant, Nicholas DePue, of 1011 East Birch Ave., Pen Argyl, PA 18072 is requesting special exception for a construction of a driveway, new single family dwelling, garage and in-ground pool on the property which is located in the steep slope overlay district. Present petition is to disturb 18,331 sq. ft. of wooded, Class B steep slopes. Pursuant to 27-503.7.A(1), a special exception is required if more than 5,000 sq. ft. of disturbance of a woodland or Class B steep slope is proposed. Standards for a special exception fall under 27-503, subsections 1, 3 and 8.
All interested parties should attend.
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Sharon Pletchan
Zoning Officer
Plainfield Township

Published in The Express Times 2/22. Updated 2/23.

AD TEXT**Variances**

PUBLIC NOTICE Notice is hereby given in accordance with Act 15 of 2020 and the Plainfield Township Zoning Ordinance that the Plainfield Township Zoning Hearing Board will hold a virtual meeting utilizing the Zoom authorized telecommunication device on March 9, 2021 at 6:30 pm to hear the following: Zoning Hearing: Appeal #2021-001 Subject Property: 968 Bangor Road Parcel #: G8 18 8 0626 Zoning District: Farm and Forest (FF) All stated sections refer to Zoning Ordinance The equitable owner and applicant, Farmstead Realty Holdings, LLC c/o Adam Flatt, of 968 Bangor Road, Nazareth, PA 18064 is requesting special exceptions for a proposed microdistillery as an adaptive reuse of an existing agricultural structure and a public special event use accessory to a winery and microdistillery. Pursuant to 27-305.3.AA and 27-305.3.BB, adaptive reuse of an agricultural structure and a public special event use accessory to a winery and microdistillery shall be permitted only by Special Exception from the Zoning Hearing Board under the provisions of 27-804 and 27-317. The general standards for a special exception fall under 27-317.4 with additional standards addressed in 27-317.5.WWW, 27-317.5.XXX and 27-317.5.ZZZ. Dimensional variances are also requested for partial relief from the required number of parking spaces and lot surface stabilization requirements as well from minimum separation between access road and intersection of a public street. Present petition is to provide a primary asphalt parking lot containing 135 spaces and an over-flow parking area on standard grass turf designated for special events. The provisions under 27-703.5 & 27-317.5.XXX(8) require a mud-free condition for all proposed parking lots. In addition, the provisions under 27-701.1.E.19 require 218 parking spaces in the proposed primary asphalt lot. Present petition is to propose an access road onto Old Bangor Road which is 100 feet from State Route 191, centerline to centerline. The provisions under 27-406-1-C(2) require a 200 foot separation. Variance requirements fall under 27-804.5.C. All interested parties should attend.

CALL IN INFORMATION FOR THE ZOOM ACT 15 OF 2020 AUTHORIZED TELECOMMUNICATION DEVICE PLATFORM: Join Zoom Meeting Online:

<https://us02web.zoom.us/j/82644817656> 1-877-853-5247 US Toll-free Meeting ID: 826 4481 7656
In accordance with Governor Wolf's ongoing COVID-19 pandemic emergency declaration by the Commonwealth of Pennsylvania, Plainfield Township officials are holding this regular meeting utilizing the Zoom authorized telecommunication device platform only. Remote meetings are permitted under the provisions of Act 15 of 2020 (Health Care Cost Containment Act). The Zoning Hearing Board members will not be physically present at this meeting. This public meeting will be recorded. We kindly ask that all interested parties participating via the dedicated conference call line to only speak during the sections of the meeting that are specifically reserved for public comment or when prompted by the Chairman and to also state your name each time you are speaking. Members of the public and all interested parties will have the opportunity to comment via the telephone conference call prior to any official action taking place and during the Citizen's Agenda/Non-Agenda portion of the meeting. Anyone intentionally disrupting the meeting will be promptly muted and/or ejected from the call. Sharon Pletchan Zoning Officer Plainfield Township

Related Categories: Notices and Announcements - Legal Notice

PUBLIC NOTICE

Notice is hereby given in accordance with Act 15 of 2020 and the Plainfield Township Zoning Ordinance that the Plainfield Township Zoning Hearing Board will hold a virtual meeting utilizing the Zoom authorized telecommunication device on March 9, 2021 at 6:30 pm to hear the following:

Zoning Hearing: Appeal #2021-001
Subject Property: 968 Bangor Road
Parcel #: G8 18 8 0626
Zoning District: Farm and Forest (FF)

All stated sections refer to Zoning Ordinance

The equitable owner and applicant, Farmstead Realty Holdings, LLC c/o Adam Platt, of 968 Bangor Road, Nazareth, PA 18064 is requesting special exceptions for a proposed microdistillery as an adaptive reuse of an existing agricultural structure and a public special event use accessory to a winery and microdistillery. Pursuant to §27-305.3.AA and §27-305.3.BB, adaptive reuse of an agricultural structure and a public special event use accessory to a winery and microdistillery shall be permitted only by Special Exception from the Zoning Hearing Board under the provisions of §27-804 and §27-317. The general standards for a special exception fall under §27-317.4 with additional standards addressed in §27-317.5.WWW, §27-317.5.XXX and §27-317.5.ZZZ. Dimensional variances are also requested for partial relief from the required number of parking spaces and lot surface stabilization requirements as well from minimum separation between access road and intersection of a public street. Present petition is to provide a primary asphalt parking lot containing 135 spaces and an over-flow parking area on standard grass turf designated for special events. The provisions under §27-703.5 & §27-317.5.XXX(8) require a mud-free condition for all proposed parking lots. In addition, the provisions under §27-701.1.E.19 require 218 parking spaces in the proposed primary asphalt lot. Present petition is to propose an access road onto Old Bangor Road which is 300 feet from State Route 191, centerline to centerline. The provisions under §27-406.1.C(2) require a 200 foot separation. Variance requirements fall under §27-804.5.C.

All interested parties should attend.

CALL IN INFORMATION FOR THE ZOOM ACT 15 OF 2020 AUTHORIZED TELECOMMUNICATION DEVICE PLATFORM:

Join Zoom Meeting Online:
<https://us02web.zoom.us/j/82644817056>
1-877-858-5247 US Toll-free
Meeting ID: 826 4481 7056

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Sharon Fletchman
Zoning Officer
Plainfield Township

Published in The Express Times 2/22. Updated 2/23.

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PUBLIC NOTICE Notice is hereby given in accordance with Act 15 of 2020 and the Plainfield Township Zoning Ordinance that the Plainfield Township Zoning Hearing Board will hold a virtual meeting utilizing the Zoom authorized telecommunication device on March 9, 2021 at 6:30 pm to hear the following: Zoning Hearing: Appeal #2021-003 Subject Property: 6312 Mud Run Road Parcel #: G9 7 8 0626 Zoning District: Farm and Forest (FF) All stated sections refer to Zoning Ordinance The equitable owner and applicant, Robert Kroboth, of 6312 Mud Run Road., Nazareth, PA 18064 is requesting dimensional variances for relief from the minimum lot width, maximum impervious coverage, minimum yard requirements and required street frontage. Present petition is to subdivide to create a single-family residential lot separate from the agricultural lot, remaining within the existing exclusion area of the agricultural easement; no new construction is proposed. The provisions under 27-305.6 requires a minimum lot width of 250 feet. Present petition proposes a lot width of 0 feet and did not support Subsection 8 to qualify for a 175 foot minimum lot width. The provisions under 27-305.6 also require a maximum impervious coverage of 30%. Present petition appears to propose greater than 30% impervious based on aerial map investigation by Zoning Officer. The provisions under 27-305.7 also require 50-foot front and rear-yard set-backs and 20-foot side yard set-backs. Present petition proposes a lot width of 0 feet, thus yards cannot be established; however two existing equipment buildings and existing barn are shown to not meet set-backs shown in plan view. The provisions under 27-318.H(2)(a) require that no accessory building be located in the front yard. Present petition proposes a lot width of 0 feet, thus the front yard cannot be established. The provisions under 27-402.1 requires street frontage. Present petition does not propose a lot with frontage on a public street. Variance requirements fall under 27-804.5.C. All interested parties should attend. CALL IN INFORMATION FOR THE ZOOM ACT 15 OF 2020 AUTHORIZED TELECOMMUNICATION DEVICE PLATFORM: Join Zoom Meeting Online: <https://us02web.zoom.us/j/82644817656> 1-877-853-5247 US Toll-free Meeting ID: 826 4481 7656 In accordance with Governor Wolf's ongoing COVID-19 pandemic emergency declaration by the Commonwealth of Pennsylvania, Plainfield Township officials are holding this regular meeting utilizing the Zoom authorized telecommunication device platform only. Remote meetings are permitted under the provisions of Act 15 of 2020 (Health Care Cost Containment Act). The Zoning Hearing Board members will not be physically present at this meeting. This public meeting will be recorded. We kindly ask that all interested parties participating via the dedicated conference call line to only speak during the sections of the meeting that are specifically reserved for public comment or when prompted by the Chairman and to also state your name each time you are speaking. Members of the public and all interested parties will have the opportunity to comment via the telephone conference call prior to any official action taking place and during the Citizen's Agenda/Non-Agenda portion of the meeting. Anyone intentionally disrupting the meeting will be promptly muted and/or ejected from the call. Sharon Pletchan Zoning Officer Plainfield Township

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Zoning Hearing/Appeal #2021-003
Subject Property: 6312 Mud Run Road
Parcel #: 09 7 8 0626
Zoning District: Farm and Forest (FF)

All stated sections refer to Zoning Ordinance

The equitable owner and applicant, Robert Kroboth, of 6312 Mud Run Road., Nazareth, PA 18064 is requesting dimensional variances for relief from the minimum lot width, maximum impervious coverage, minimum yard requirements and required street frontage. Present petition is to subdivide to create a single-family residential lot separate from the agricultural lot, remaining within the existing exclusion area of the agricultural easement; no new construction is proposed. The provisions under §27-305.6 requires a minimum lot width of 250 feet. Present petition proposes a lot width of 0 feet and did not support Subsection 8 to qualify for a 175 foot minimum lot width. The provisions under §27-305.6 also require a maximum impervious coverage of 30%. Present petition appears to propose greater than 30% impervious based on aerial map investigation by Zoning Officer. The provisions under §27-305.7 also require 50 foot front and rear yard setbacks and 20-foot side yard setbacks. Present petition proposes a lot width of 0 feet, thus yards cannot be established; however two existing equipment buildings and existing barn are shown to not meet setbacks shown in plan view. The provisions under §27-318.1(a)(2)(a) require that no accessory building be located in the front yard. Present petition proposes a lot width of 0 feet, thus the front yard cannot be established. The provisions under §27-402.1 requires street frontage. Present petition does not propose a lot with frontage on a public street. Variance requirements fall under §27-804.5.C.

All interested parties should attend.

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