

NOTICE

Notice is given that the Hilltown Township Zoning Hearing Board will hold three public hearings in the Hilltown Township Municipal Building located at 13 West Creamery Road, Hilltown Township, Pennsylvania. The hearings are:

1. At 7:00 P.M. on Thursday, June 11, 2020: Appeal No. 2020-002 of County Line Plaza Realty Associates, LP for the property located at 715 Route 113, Hilltown Township, which is located in the PC-1 Zoning District and is otherwise identified as Bucks County Tax Parcel No. 15-008-032. The applicant seeks a use variance from Zoning Ordinance §160-23.E(5) and a special exception pursuant to §160-61, or, in the alternative, a variance from §160-26 as well a variance from §160-33.D.(1)(e) to permit the construction a two- tenant building on a pad site associated with an E-16 shopping center.
2. At 7:30 P.M. on Thursday, June 11, 2020: Appeal No. 2020-003 of Britton Industries for the property located at 4108 Bethlehem Pike, Hilltown Township, which is located in the LI (Light Industrial) Zoning District and is otherwise identified as Bucks County Tax Parcel No. 15-001-031. The applicant seeks a use variance in order to permit intermittent processing of non-organic materials pursuant to §160-23.H(5) in addition to its current §160-23.H(8) – Composting Facility use.
3. At 7:00 P.M. on Thursday, June 25, 2020: Appeal No. 2019-010 of Bethlehem Pike Apartments, LLC for the property located at 1911-2011 Bethlehem Pike, Hilltown Township, which 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. In connection with the proposed construction of 2, 3-story “Mid-Rise” apartment buildings, each with 52 individual dwelling units, the applicant seeks the following variances from the following sections of the Zoning Ordinance: 1) §160-23.B(7)(c) regarding open space ratio; 2) §160-23.B(7)(d) to permit residents under 55 years old who also have qualifying disabilities; 3) §160-23.B(7)(h), regarding lot density; 4) §160-23.B(7)(j) regarding minimum lot area; 5) §160-23.B(4)(c) regarding dwelling unit type mix, or in the alternative, an interpretation that this section is not applicable; 6) §160-23.B(4)(d)(10)[b][vi] regarding required yard areas; 7) §160-23.B(4)(d)(10)[b][vii], regarding building spacing from an existing residential dwelling; and 8) §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.

If, as a result of the COVID-19 global pandemic, the Zoning Hearing Board determines that it is not safe to hold any or all of the above hearings in-person, it may be necessary to commence the hearing(s) virtually. If any or all hearings are to commence virtually, notice, a link, and registration form to participate will be posted on the doors of the

Township Building and on the Hilltown Township website at <https://www.hilltown.org/>. All interested parties are encouraged to check the website prior to visiting the township building.

Currently, the township office is closed to the public because of the COVID-19 crisis. Until it is open to the public, any interested party may inspect the application and any plans relating to the application by requesting copies of the application and plans from the township by calling 215-453-6000 or by emailing a request to tspehar@hilltown.org during normal business hours. All interested persons are invited to attend the above hearings.

HILLTOWN TOWNSHIP ZONING HEARING BOARD

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