

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, October 13, 2022, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2022-010 of Carson Estate Trust, 4518 Bethlehem Pike, Hilltown Township. The subject premises is located in the HI (Heavy Industrial) Zoning District and is otherwise identified as Bucks County Tax Parcel No. 15-001-008. Applicant wishes to construct a detached 217,000 square foot warehouse facility with a related truck court, parking, and stormwater system on the presently vacant lot. Applicant requests the following relief: 1) an interpretation that a building height of 50 feet is permitted under Table 160 Attachment 3:2, or in the alternative, a variance from the height requirements in Table 160 Attachment 3:2 to permit a building height of 50 feet; 2) Table 160 Attachment 3:2 Table of Performance Standards, to allow an impervious surface coverage of 61.86% as opposed to the permitted 60% maximum; and 3) §160.28.C, to allow for woodland disturbance of 84% as opposed to the permitted 60% maximum.

The Application submitted, together with accompanying documents and site plans, are 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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