

## NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, July 6, 2023, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2023-009 of St. Luke's University Health Network for the property located at 3523 Bethlehem Pike, Hilltown Township and otherwise identified as Bucks County Tax Parcel No. 15-001-065. The majority subject premises is located in the PC-1 (Planning Commercial) with the rear portion of the subject premises located in the CR-2 (Country Residential) Zoning District. Applicant proposes to construct a two-story, 40,000 square foot medical office with related improvements. Applicant requests a variance from §160-23.D(1)(a) to permit accessory parking in the front of the building as opposed to the required rear of the building and a variance from §160-28.C to permit 87% forestry disturbance in the PC-1 zoning district as opposed to the 60% allowable maximum and 45% forestry disturbance in the CR-2 zoning district as opposed to the 20% allowable 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

Kelly L. Eberle, Esquire  
Grim, Biehn & Thatcher  
104 South Sixth Street  
Perkasie, PA 18944