



Township of Northampton

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Northampton Township Zoning Hearing Board will hold a public hearing through the use of an authorized telecommunications device on Monday, November 16, 2020, at 6:00 p.m. The telecommunications device being utilized for this public hearing is Zoom meetings platform. Visit www.northamptontownship.com to view the Agenda and instructions on how to participate in the public hearing either through the Zoom meetings platform or by submitting written comments or questions to Northampton Township through regular mail or by e-mail to publiccomment@nhtwp.org or to msolomon@nhtwp.org.

If you have any questions prior to the hearing, please contact Mike Solomon, Director of Planning and Zoning, at 215-355-3883, or by e-mail at msolomon@nhtwp.org.

The following application will be considered:

Case No. 2020-52, the application of Toner Homes, Inc., for the property located at 691 Stoney Ford Road, Holland, Northampton Township, Bucks County, Pennsylvania, identified as Tax Map Parcel No. 31-35-54. The property is located in the R-3, Multi-Family Residential, zoning district. The property is improved with a single-family detached residential building that has been converted into three (3) non-conforming apartment-style dwelling units. The Applicant proposes to subdivide the property into two (2) lots. Lot 1 will contain the existing converted building. Lot 2 will be improved with a mixed dwelling development containing 20 residential single-family attached/townhouse dwelling units and related improvements. The Applicant seeks variances from the following sections of the Northampton Township Zoning Ordinance: (a) from §27-407.2.E to permit an impervious surface ratio of 45.7% on Lot 1, where the maximum impervious surface ratio permitted by right is 22%; (b) from §27-407.2.A to permit the Lot 2 to be 4.98 acres, where the required minimum site area for a property improved with a mixed dwelling development use is 10 acres; (c) from §27-407.2.D to permit an impervious surface ratio of 40.5% on Lot 2, where the maximum impervious surface ratio permitted by right is 30%; and (d) from §27-407.2.E to permit a distance of 20 feet between some of the proposed buildings on Lot 2, where the required minimum building separation distance is 30 feet.

The application and accompanying documents are available for review. Please contact Mike Solomon, Director of Planning and Zoning, at 215-355-3883, or by e-mail at msolomon@nhtwp.org so that arrangements can be made to provide the documents to you.

Northampton Township Zoning Hearing Board
John Fenningham, Esquire, Chair
By: Thomas J. Walsh III, Esquire, Solicitor

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