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July 3, 2014

Yvonne D. Kutz, Zoning Officer
Hanover Township Municipal Bldg.
3630 Jacksonville Road
Bethlehem, PA 18017

Re: **Hanover Township Zoning Hearing Board –
South Italy Imports, LLC
& Adams Outdoor Advertising**

Dear Yvonne:

I enclose herewith a copy of the Notice of Hearing in the above matters. It is my understanding that you will be taking care of obtaining a stenographer for the hearing, sending copies of this Notice to the applicants, as well as property owners within 500 feet, and posting a Notice on the properties at least seven (7) days in advance of the hearing. Also send a copy of the Notice to the Zoning Board Members.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosure

NOTICE OF HEARING OF THE
ZONING HEARING BOARD OF HANOVER TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

NOTICE IS HEREBY GIVEN, that the Hanover Township Zoning Hearing Board of Northampton County, Pennsylvania will hold a hearing on Thursday, July 24, 2014, at the Hanover Township Municipal Building, 3630 Jacksonville Road, Hanover Township, Pennsylvania:

At 7:00 P.M. on the petition of South Italy Imports, LLC, on property owned by 1510 Valley Center Parkway, LP, and located at 1510 Valley Center Parkway, Suite 180, also being known as Tax Parcel Identification No. N5-1-12, in a PORR – Planned Office, Research and Residential District. The applicant seeks an interpretation that the principal use is a sales office and that the permitted percentage of accessory use that may be used for warehouse and storage facility applies to the square footage of the entire building and not to the leased premises. In the alternative, the applicant requests a variance from the provisions of the ordinance restricting its percentage of accessory warehouse and storage facilities.

At 7:20 P.M. on the petition of Adams Outdoor Advertising, on property owned by Gregory A. Gulick on Blair Road being Tax Parcel Identification No. M6-19-1, in an OI-Office and Institutional Zoning District. The applicant proposes to erect a 14 by 48 foot double-sided digital billboard. The applicant challenges the validity of the provisions of the Hanover Township Zoning Board as it relates to billboard signs indicating it is de facto exclusionary and/or de jure exclusionary. The applicant also challenges the constitutionality and validity of the provision of the ordinance that the message display shall not be changed more than once

every 60 minutes. The applicant also argues that the ordinance is unconstitutional because it violates free speech by making a distinction between on premises signs and off premises signs. In the alternative, the applicant disputes the interpretation of the ordinance as applied by the zoning officer in the denial of the permit. Further, in the alternative, the applicant requests dimensional variances from the provisions cited by the zoning officer that the proposed sign is in violation of the front yard and setback requirements and that the sign cannot be greater than 30 square feet. The applicant also requests a use variance from the zoning officer's determination that a billboard sign is not permitted in an OI District. The applicant also requests unspecified relief as might be necessary to permit the erection of the Outdoor Advertising sign on the premises having the size, height and location as proposed in the application.

A copy of the petition, including plans and explanatory material may be examined by the public at the township offices listed above during the normal business hours of Monday through Friday, 8:00 AM to 4:00 PM.

All those wishing to be heard concerning said petitions should be present at the time and place of the hearing.

Theodore R. Lewis, Solicitor
ZONING HEARING BOARD OF
HANOVER TOWNSHIP