

THEODORE R. LEWIS
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GEORGE F. COFFIN
1896-1937

GEORGE F. COFFIN, JR.
1928-1986

NAZARETH OFFICE:
BY APPOINTMENT ONLY
LIBERTY AND CENTER STREETS
NAZARETH, PA. 18064

May 31, 2016

Scott Bosco
Vice President, Construction Management
Griffin Industrial Realty, Inc.
204 West Newberry Road
Bloomfield, CT 06002

Re: **Riverbend Hanover Properties I, LLC and
Riverbend Hanover Properties, II, LLC – May 26, 2016 Hearing**

Dear Mr. Bosco:

Please be advised that the Board convened at the appointed time on May 26, 2016, at 7:00 PM with regards to the above zoning matter and read into the record your request for a continuance sent to Yvonne Kutz the Zoning Officer on May 11, 2016, together with the follow-up letter from Attorney Gregory J. Davis, specifying the request to the July 28, 2016 meeting date.. This is to advise you that the Board has granted your request and continued the matter to Thursday, July 28, 2016, at 7:00 PM. Please be advised that this continuance of the hearing date was voted on and announced at the public meeting of the Zoning Board on this matter and that, therefore, no further notice with regards to this hearing date will be given.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn

cc: Gregory J. Davis, Esquire
Yvonne D. Kutz, Zoning Officer

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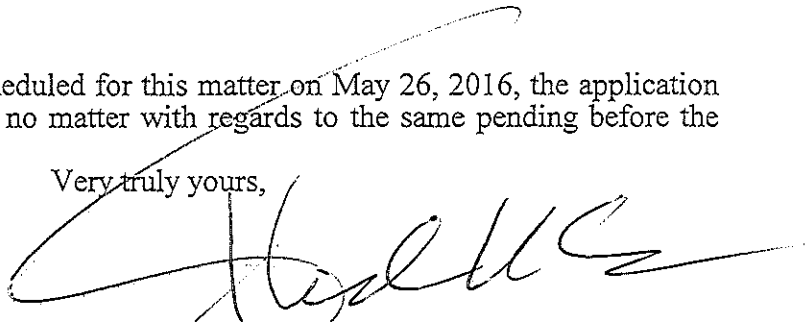
Erich J. Schock, Esquire
Fitzpatrick Lentz & Bubba, P.C.
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

Re: **Hanover Township Zoning Hearing Board – Ridgeback Hospitality Group**

Dear Attorney Schock:

This will confirm that at the hearing scheduled for this matter on May 26, 2016, the application was withdrawn and therefore there is currently no matter with regards to the same pending before the Zoning Board.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/pcc

cc: Yvonne D. Kutz, Zoning Officer

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June 8, 2016

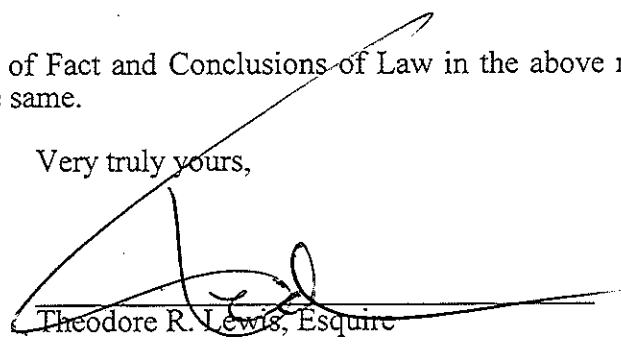
Yvonne D. Kutz, Zoning Officer
Hanover Township Municipal Bldg.
3630 Jacksonville Road
Bethlehem, PA 18017

**Re: Hanover Township Zoning Hearing Board –
PJ's Bethlehem, LLC**

Dear Yvonne:

Enclosed herewith find copy of Findings of Fact and Conclusions of Law in the above matter, along with a copy of the cover letter enclosing the same.

Very truly yours,


Theodore R. Lewis, Esquire

TRL/bn
Enclosure

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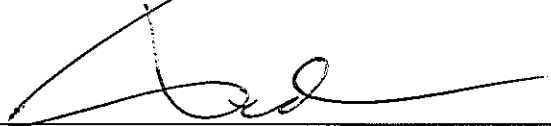
Erich J. Schock, Esquire
Fitzpatrick Lentz & Bubba, PC
4001 Schoolhouse Lane
P. O. Box 219
Center Valley, PA 18034

**Re: Hanover Township Zoning Hearing Board –
PJ's Bethlehem, LLC**

Dear Erich:

Enclosed herewith please find a true and correct copy of the Findings of Fact and Conclusions of Law of the Hanover Township Zoning Hearing Board that I am sending to you as attorney for the applicant in the above matter.

Very truly yours,



Theodore R. Lewis, Esquire

TRL/bn
Enclosure

cc: Yvonne D. Kutz, Zoning Officer

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Application of : PJ's Bethlehem, LLC
Application Dated : April 27, 2016
Property : 3395 High Point Boulevard

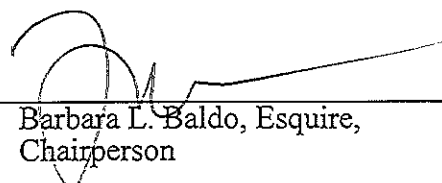
The Hanover Township Zoning Hearing Board, after conducting a hearing on Thursday, May 26, 2016, and rendering its oral decision granting a variance from the front yard setback provision of the ordinance as set forth hereinafter, hereby makes the following findings of fact and conclusions of law in support thereof:

1. The applicant is PJ's Bethlehem, LLC concerning property owned by PJ's Bethlehem Realty, LLC, at 3395 High Point Boulevard located in a PORR – Planned Office Research and Residential District.
2. The applicant was represented at the hearing by Attorney Erich Schock who called as his witnesses, Raymond J. McCausland, Construction Manager for this site, and Robert Platzer, President and CEO of P.J.W. Restaurant Group.
3. Attorney Schock also introduced a Site Plan with a date of February 17, 2003, entitled Land Development Plan Bennigan's Restaurant. This document was marked as Exhibit A-1.
4. Attorney Schock also introduced a group of pictures consisting of 11 sheets which were marked collectively as Exhibit A-2. The pictures depict similar construction at other restaurant sites.
5. According to the testimony the existing outdoor eating area patio is already in existence and had been constructed by the predecessor as set forth on Exhibit A-1.
6. The purpose of the application is to construct a roof and supporting pillars over the patio area. The patio area would not be enclosed but there would be vinyl curtains that would come down in inclement weather.
7. According to the testimony the applicable setback is 50 ft. and the proposed construction at its greatest point will be encroaching into that front yard setback by two feet.
8. The witnesses indicated that this kind of roof patio construction is very typical of their restaurants as depicted in Exhibit A-2.
9. No one appeared at the hearing to offer any objection to the proposed grant of a variance.

10. The Board is of the opinion that the proposed encroachment into the front yard in this case will not in any way be detrimental to the public welfare and is a reasonable additional construction to what already exists on the premises.

WHEREFORE, the Hanover Township Zoning Hearing Board grants the request for the variance from the front yard setback to permit the construction of the roof and supporting pillars as set forth at the hearing, said encroachment into the required front yard not to exceed two feet.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: 
Barbara L. Baldo, Esquire,
Chairperson

Dated: June 8, 2016