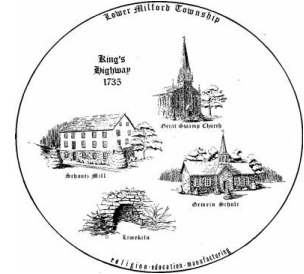


LOWER MILFORD TOWNSHIP

--BOARD OF SUPERVISORS--

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Board Members:
Ellen L. Koplin, Chair
Lowell F. Linde, Vice-Chair
Timothy Cogle, Supervisor

May 8, 2025

NOTICE Public Hearing

Notice is hereby given that the Zoning Hearing Board of Lower Milford Township will meet in the Municipal Building, 7607 Chestnut Hill Church Road, Coopersburg, PA 18036 on Wednesday, May 28, 2025 at 7:00 PM to hear the following appeals:

Docket No. 25-07, Appeal of William Heurich and Cheryl Heurich, made on their behalf by Lumina Solar, for a special exception pursuant to Lower Milford Township Zoning Ordinance No. 114 as amended under Article VI, Section 601, Subsection B.7 for solar or alternative energy generation for residential or farm use, specifically the installation of a roof mounted solar system on the existing residence. The property is sized at 1.59 acres, identifies as tax parcel number 6403467027911 and is located at 5782 Harwich Court, Emmaus, PA 18049 in the Rural Residential-2 District.

Docket No. 25-09, Appeal of Kelly Houser, made on her behalf by Freedom Forever, LLC, for a special exception pursuant to Lower Milford Township Zoning Ordinance No. 114 as amended under Article V, Section 501, Subsection B.7 for solar or alternative energy generation for residential or farm use, specifically the installation of a roof mounted solar system on the existing residence. The property is sized at 41,208 square feet, identifies as tax parcel number 549165290649-1 and is located at 8275 Milky Way, Zionsville, PA 18092 in the Rural Residential-1 District.

Docket No. 24-12, Amended Appeal of Nonna and Sergey Joseph Litvak requesting a variance relating to use pursuant to Lower Milford Township Zoning Ordinance No. 114 as amended under Article XII, Section 1200, Subsection A.2.b setting forth requirements for animal husbandry regarding minimum parcel area and setbacks of structures; a variance relating to use pursuant to Article XII, Section 1200, Subsection A.2.d to allow for slaughtering operations for commercial purposes; and a validity challenge pursuant to Article XIV, Section 1406, Subsection A.1. This property is sized at 3.921 acres, identifies as tax parcel number 641224521845-1 and is located at 1927 Urffers Road, Coopersburg, PA 18036 in the Rural Residential-2 District.

Docket No. 24-16, Appeal of Nonna and Sergey Joseph Litvak requesting an interpretation of the Zoning Ordinance and a variance relating to use pursuant to Lower Milford Township Zoning Ordinance No. 114 as amended under Article VI, Section 601 regarding "Use Regulations" in the RR-2 zoning district. This application was made in response to an enforcement notice dated September 14, 2024 regarding a business located on the property. This property is sized at 3.921 acres, identifies as tax parcel number 641224521845-1 and is located at 1927 Urffers Road, Coopersburg, PA 18036 in the RR-2 District.

Docket No. 25-04, Appeal of SJC Hoffman Lane Holdings, LLC for zoning relief pursuant to Lower Milford Township Zoning Ordinance No. 114, as amended, under Article VII, Section 702, Subsection D.5 regarding the "Minimum Parcel Perimeter Setback for a Multiple-Residential Development" for the Limeport Commons Land Development for the construction of decks to be attached to townhouse Units 1 through 12 of the development. The following relief is requested in the alternative: (i) interpretation that the construction of the deck attached to a townhouse Unit is permitted in the setback; (ii) variances requested for construction of the decks; or (iii) information provided by the zoning officer was provided and later recanted or renounced permitting the decks. The property is sized at 17 acres, identifies as tax parcel number 640385371190 and is located at the intersection of Hoffman Lane and Limeport Pike in the Village Center zoning district.

ALL APPELLANTS MUST appear at the Hearing. ALL PERSONS INTERESTED, or desiring to protest the allowance of the appeal, may appear and be heard.

Emily Fucci
Lower Milford Township Zoning Officer