

HANOVER TOWNSHIP, LEHIGH COUNTY

ORDINANCE NO. 612

BILL NO. 2018-17

AN ORDINANCE AMENDING THE ZONING MAP OF HANOVER TOWNSHIP BY CHANGING THE CLASSIFICATION OF CERTAIN LAND EAST AND WEST OF WILLOWBROOK ROAD FROM PLANNED COMMERCIAL (PC) OR PLANNED RESIDENTIAL (PR) TO PLANNED INDUSTRIAL OFFICE (PIO)

HANOVER TOWNSHIP HEREBY ORDAINS that the Zoning Map of Hanover Township is hereby amended as follows:

Section 1. Entire area west of Willowbrook Road presently zoned as a Planned Commercial ("PC") district is rezoned as a Planned Industrial Office ("PIO") district, as shown on the Plan attached as Exhibit "A".

Section 2. The area east of Willowbrook Road described on Exhibit "B" which is presently zoned Planned Residential ("PR") is rezoned as a Planned Industrial Office ("PIO") district as shown on the Plan attached hereto as Exhibit "C".


Township Clerk


Chairman

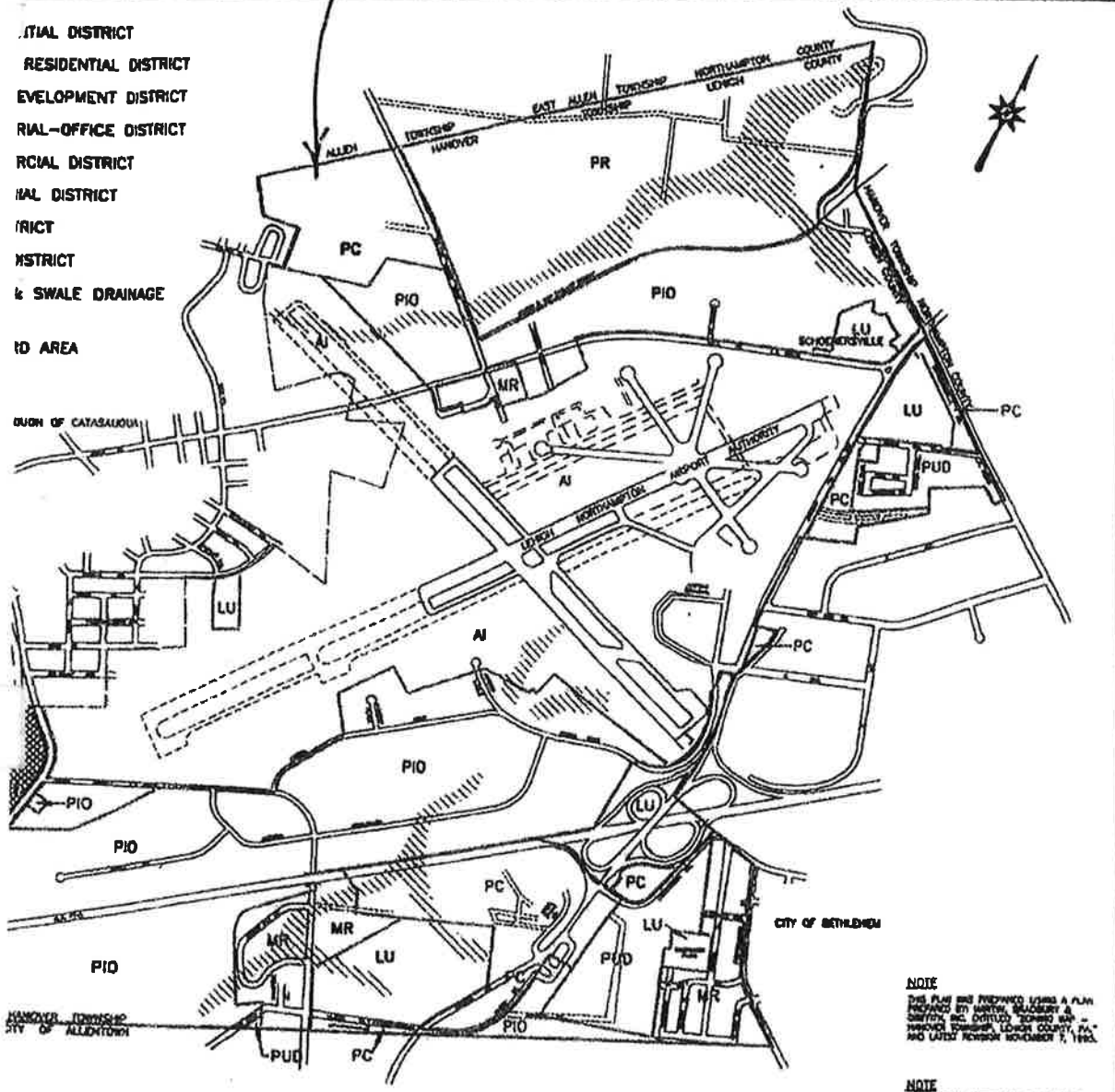
Adopted: APRIL 17, 2019

Motion: PAULUS

Seconded: LAWLOR

Vote: LAWLOR, WOOLLEY, PAULUS: AYE UNAN.

TO BE CHANGED FROM PC TO PIO



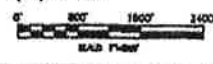
- COMMERCIAL DISTRICT
- RESIDENTIAL DISTRICT
- DEVELOPMENT DISTRICT
- INDUSTRIAL-OFFICE DISTRICT
- INDUSTRIAL DISTRICT
- OFFICE DISTRICT
- RECREATION DISTRICT
- UNDESIGNATED
- WATER & SWALE DRAINAGE
- UNDESIGNATED AREA

NOTE
 THIS PLAN AND PROPOSED LEGISLATION A PLAN PREPARED BY KEITH, BRIDGES & SWAFFORD INC. DISTRICT ENGINEER AND PLANNING ENGINEER, LEHIGH COUNTY, PA. AND LATEST REVISIONS NOVEMBER 11, 1983.

NOTE
 THE OFFICIAL ZONING MAP AT A SCALE OF 1"=400' IS AVAILABLE FOR REFERENCE AT THE TOWNSHIP BUILDING.

LATEST REVISIONS: JANUARY 2004

KEYSTONE CONSULTING ENGINEERS
 433 E. BROAD ST.
 BETHLEHEM, PA. 18018
 (610) 963-4555

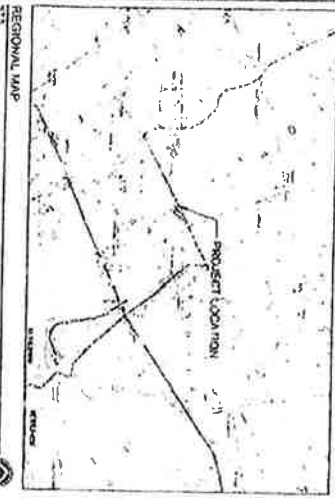


ZONING MAP
HANOVER TOWNSHIP, LEHIGH COUNTY, PA.

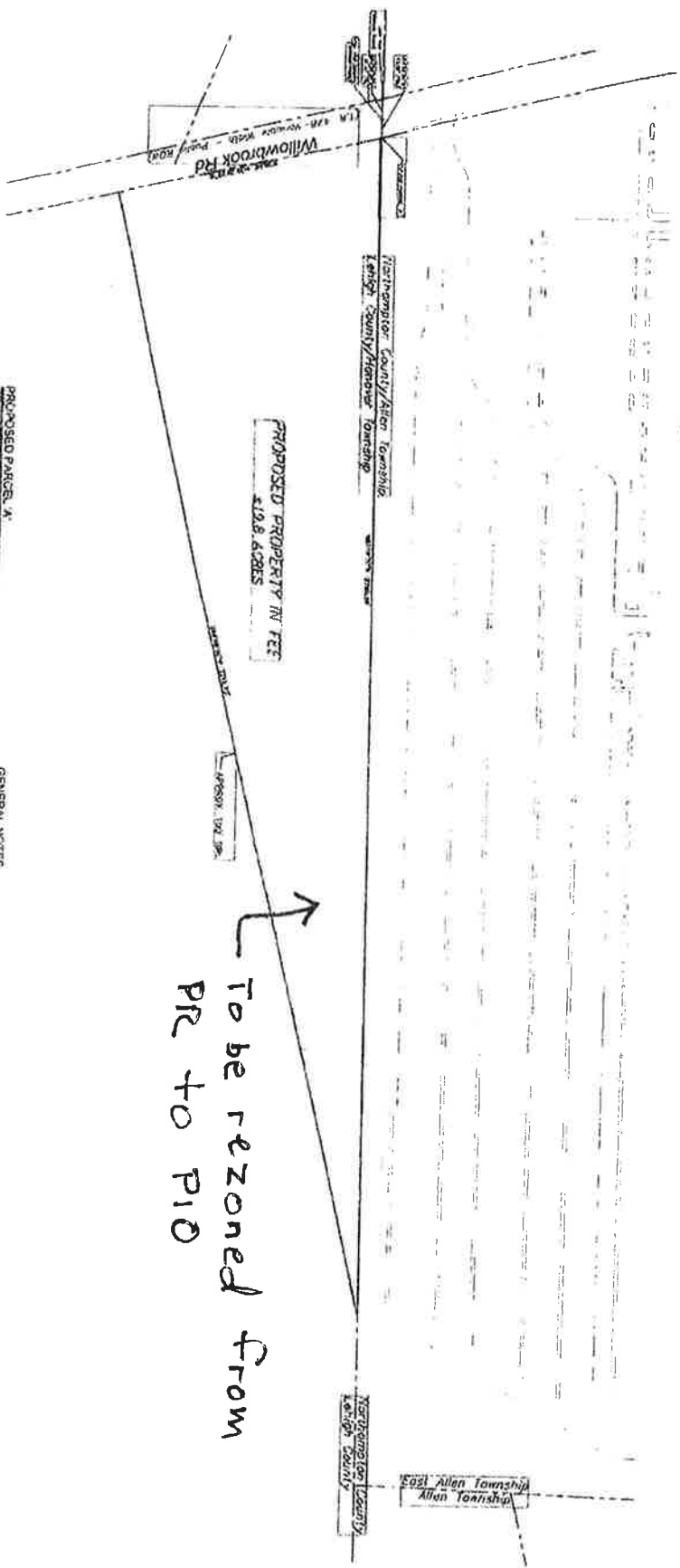
EXHIBIT "A"

A certain piece or parcel of land situated in Hanover Township, Lehigh County, Commonwealth of Pennsylvania, as contained in lands being further described as follows:
Beginning at a point along the easterly right-of-way line of Willowbrook Road, said point being along the County line between Northampton County and Lehigh County and the TRUE point of beginning for the parcel herein described, witnessing a leaning concrete monument also along said County line South 62° 55' 58" West, a distance of 51.15 feet, and a concrete monument also along said County line South 62° 55' 58" West, a distance of 94.47 feet ;
Thence along said County line, North 63° 01' 37" East, a distance of 2780.28 feet to a point;
Thence running through said lands of Lehigh-Northampton Airport Authority, South 49° 48' 00" West, a distance of 2712.73 feet to a point on the easterly right-of-way line of said Willowbrook Road,
Thence along said right-of-way, North 39° 38' 29" West, a distance of 636.18 to the TRUE point and place of beginning.
The above described parcel of land contains approximately 19.8 acres of land.

Exhibit **B**



811
 Know what's below.
 Call before you dig.

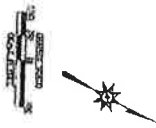


PROPOSED PARCEL #1

THIS PARCEL IS THE SUBJECT OF A ZONING MAP AMENDMENT AND IS BEING OFFERED FOR SALE AS PART OF THE ZONING MAP AMENDMENT PROCESS. THE ZONING MAP AMENDMENT PROCESS IS A PUBLIC PROCESS AND THE PUBLIC IS INVITED TO COMMENT ON THE PROPOSED ZONING MAP AMENDMENT. THE ZONING MAP AMENDMENT PROCESS IS A PUBLIC PROCESS AND THE PUBLIC IS INVITED TO COMMENT ON THE PROPOSED ZONING MAP AMENDMENT. THE ZONING MAP AMENDMENT PROCESS IS A PUBLIC PROCESS AND THE PUBLIC IS INVITED TO COMMENT ON THE PROPOSED ZONING MAP AMENDMENT.

GENERAL NOTES

1. THE PROPOSED PARCEL IS THE SUBJECT OF A ZONING MAP AMENDMENT AND IS BEING OFFERED FOR SALE AS PART OF THE ZONING MAP AMENDMENT PROCESS. THE ZONING MAP AMENDMENT PROCESS IS A PUBLIC PROCESS AND THE PUBLIC IS INVITED TO COMMENT ON THE PROPOSED ZONING MAP AMENDMENT. THE ZONING MAP AMENDMENT PROCESS IS A PUBLIC PROCESS AND THE PUBLIC IS INVITED TO COMMENT ON THE PROPOSED ZONING MAP AMENDMENT.



LEGEND

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| --- | EXISTING |
| --- | PROPOSED |
| --- | EXISTING |
| --- | PROPOSED |

**CONCEPT SKETCH
 ROCKEFELLER LEHIGH INDUSTRIAL DEVELOPMENT - REZONE RESIDUAL
 WILLOWBROOK ROAD
 HANOVER TOWNSHIP, LEHIGH COUNTY, PA**

ROCKEFELLER GROUP



EXHIBIT C