

AGENDA

LOWER SAUCON TOWNSHIP

Business Meeting

Zoning Hearing Board

September 28, 2026

1. Meeting Called to Order: 7:00 p.m. at Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015
2. Roll Call: Keith Easley, Chairman; Jeffrey Gorczynski, Vice Chairman; David Jauregui, Secretary; Gregory Carolan and Kevin McGovern, Members; and Attorney Syzane Arifaj, Solicitor.
3. Pledge to Flag.
4. Minutes: August 24, 2026
5. Bills: Lehigh Valley Press / August, 2026
 Cooper Reporting – August, 2026
6. Hearings:

Mory Variance – VAR 09-26 – William & Kellee Mory – 1917 Dartford Road – time limit waived

Steely Variance – VAR 11-26 – Ricky Steely & Timothy Steely – 2485 Applebutter Road – 10/23/26

One More Steel City LLC Variance – VAR 04-26 – One More Steel City LLC/Catherine Durso, Esquire – 3679 Old Philadelphia Pike – time limit waived
7. Old Business:
8. New Business:
9. Adjournment:

MINUTES

The meeting was called to Order at 7:01 p.m. by Chairman Keith Easley.

Roll Call

Present at the meeting were Chairman Keith Easley, Vice Chairman Jeffrey Gorczynski, Secretary David Jauregui, and Board Members Dr. Gregory Carolan and Kevin McGovern. Interim Solicitor, Syzane Arifaj, Esq. was also present.

Minutes

The agenda included minutes from the meeting of July 27, 2026. Molly Bender, Zoning Clerk, included an amendment to note that Keith Easley was absent from the meeting. Dr. Carolan moved to accept the minutes with the amendment. The motion was seconded by Mr. Jauregui and passed by a vote of 5 to 0.

Bills

The agenda included payment of bills as follows: Lehigh Valley Press for advertising of the August meeting and Cooper Reporting for stenographer services for the month of July 2026. Mr. Easley moved for the payment of the invoices as submitted. The motion was seconded by Mr. Gorczynski and passed by a vote of 5 to 0.

Hearings

Mory Variance, 09-26 – William and Kellee Mory, 1917 Dartford Road, Bethlehem, PA 18015, exp. 9/22/2026

Applicants previously requested a continuance in writing and were present at the hearing. Mr. Easley motioned to continue the hearing to the next regularly scheduled meeting on September 28, 2026 at 7 p.m. with the condition that the Applicants provide a waiver of 60-day hearing requirement in writing. Dr. Carolan seconded and the request for continuance was passed by a vote of 5 to 0.

William Mory, Applicant, was sworn in and testified that he has recently received a letter of support from the Lentzs which was also provided to the Township.

Stephen Hock, 1919 Dartford Road, Bethlehem, was sworn in and testified that he was in support of the requested variances and the Morys' plan.

No other members of the community wished to be heard on the Mory matter.

Old Business

None.

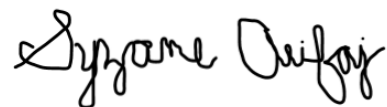
New Business

Executive Session was convened at 7:09 p.m. to discuss applications for the solicitor position.

Adjournment

With all matters before the Board being completed, executive session was terminated and the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Syzane Arifaj', written in a cursive style.

Syzane Arifaj, Esq.
Interim Solicitor

ORDER DETAILS

Order Number:	L0033383
External Order #:	0000581444
Order Status:	Approved
Classification:	Legals
Package:	Lehigh Valley Press
Final Cost:	\$253.43
Payment Type:	Account Billed
User ID:	W0011203

ACCOUNT INFORMATION

Stacy Werkheiser
3700 Old Philadelphia Pike
Bethlehem, PA 18015
610-865-3291
info@lowersaucontownship.org
Lower Saucon Township

TRANSACTION REPORT

Date	September 10, 2026 7:57:47 AM EDT
Amount:	\$253.43

SCHEDULE FOR AD NUMBER L00333830

September 16, 2026
Bethlehem Press
September 16, 2026
East Penn Press
September 17, 2026
Parkland Press
September 17, 2026
Whitehall-Coplay Press
September 23, 2026
Bethlehem Press
September 23, 2026
East Penn Press
September 24, 2026
Parkland Press
September 24, 2026
Whitehall-Coplay Press

PREVIEW FOR AD NUMBER L00333830

PUBLIC NOTICE
NOTICE OF BUSINESS MEETING
LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD
The Lower Saucon Township Zoning Hearing Board will hold a business meeting in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015 on Monday, September 28, 2026 at 7:00 p.m.
The following requests are scheduled to be heard:
Ricky Steely and Timothy Steely have filed a variance request seeking relief from Section 180-23(A) in order to construct a shed which will not meet the minimum front yard setback. This property is located at 2485 Applebutter Road, Hellertown, Northampton County. Tax Map: N8-14-15A.
One More Steel City, LLC has filed a variance request seeking relief from Sections 180-116(A)(1)(b); 180-128(B); 180-98(B)(3)(e); 180-116(A)(1)(f); 180-116(A)(3); 180-95(B)(7)(b); 180-95(B)(11)(e); 180-95(B)(11)(h); 180-97(A); and 180-116(C)(3)(a) in order to develop the property with 19 single-family attached dwellings with detached garages and related parking. This property is located at 3679 Old Philadelphia Pike, Bethlehem, Northampton County. Tax Map: Q6SW2-3-14.
Any parties interested in the above referenced items may attend this meeting or may review the information pertaining to the above appeal available at Town Hall, Monday through Thursday 7:30 a.m. to 4:00 p.m. and Friday 7:30 a.m. to 1:30 p.m.
Keith Easely
Chairman
Sep 16-17,23-24



COOPER REPORTING

RECEIVED

AUG 26 2026

LOWER SAUCON TOWNSHIP

Cooper Reporting
427 East Landis Street
Coopersburg, Pennsylvania 18036
United States

2673777435
stenoscooper@gmail.com

Invoice

BILL TO
Lower Saucon Township Zoning Board
Molly Bender
3700 Old Philadelphia Pike
Bethlehem, Pennsylvania 18015
United States

(610) 865-3291
mbender@lowersaucontownship.org

Invoice Number: 192

Invoice Date: August 25, 2026

Payment Due: September 24, 2026

Amount Due (USD): \$250.00

Items	Quantity	Price	Amount
Appearance Fee & First Hour 8/24/2026 Zoning Hearing *VAR 09-26 - William & Kellee Mory - 1917 Dartford Road (Continued to 9/28/26)	1	\$250.00	\$250.00
Total:			\$250.00
Amount Due (USD):			\$250.00

Notes / Terms

Please make check payable to Cooper Reporting. Thank you.

Tax ID: 93-3584637

Powered by  wave

ZONING HEARING BOARD OF LOWER SAUCON TOWNSHIP

One original application and 8 copies of all other correspondence, plans and drawings, etc. must be submitted to the Zoning Officer together with the application fee. No application will be accepted without an adequate plan of the subject premises.

PROJECT NUMBER

Var 09-26

RECEIVED

JUL 24 2026

LOWER SAUCON TOWNSHIP

1. The undersigned applicant hereby: (check appropriate letter {s})
 - a. _____ Appeals from a determination of the Zoning Officer.
 - b. _____ Requests a Special Exception.
 - c. ☒ Requests a Variance.
 - d. _____ Challenges the validity of a Zoning Ordinance or map.
 - e. _____ Requests other relief within the jurisdiction of the Zoning Hearing Board as established in § 909.1(a) of the Pennsylvania Municipalities Planning Code.
2. Name and Address of Owner of Property: William D. Mory Jr. & Kellee A. Mory
1917 Dartford Rd Bethlehem, PA 18015
 Telephone Number(s) William (610) 762-6006 / Kellee (610) 533-3003
 Email Address: William xosunxocain@aim.com / Kellee Kellee mory@gmail.com
Kellee mory
3. Name and Address of Applicant: William D. Mory Jr. & Kellee A. Mory
1917 Dartford Rd. Bethlehem, PA 18015
 Telephone Number(s) William (610) 762-6006 / Kellee (610) 533-3003
 Email Address: William xosunxocain@aim.com / Kellee Kellee mory@gmail.com
4. If Applicant is not the Owner, state Applicant's authority to bring this application:

 (attach documents in support of said authority to this application)
5. Address of Property: 1917 Dartford Rd. Bethlehem, PA 18015
6. Attach plot plan of property drawn to scale indicating location and size of improvements both proposed and presently existing and indicating a compass reference.
7. Tax Parcel Number of Property: Q6 7 10L 0719
8. Present Zoning Classification of Property: R40

8/25/26
08/10/26

9. Present Use of Property: Residential

10. Describe the buildings and other improvements located on the Property:
(attach additional sheets if necessary)

We are looking to add a two car garage in place where a shed sits now. We are also looking to put a roof over our patio that connects with breez way to garage. The drive way and patio would be replaced with new.

11. State the Size of the Property: .68 Acres

12. If you are appealing from a determination of the Zoning Officer, complete the following:

a. The action taken was: _____

b. The date action was taken: _____

c. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.

d. The foregoing action is being challenged because: _____

e. If you allege the existence of a non-conforming use, state the nature of such use and the date on which it began: _____

13. If you are challenging the validity of a Zoning Ordinance or map, complete the following:

a. Identify the provision of the Ordinance or map which you believe to be invalid:

b. The challenge is ripe for decision because: _____

c. The provision challenged is invalid because: _____

14. If you are requesting a Special Exception complete the following:

a. Nature of Special Exception sought is: _____

b. The Special Exception is allowed under Article _____ Section _____ Subsection _____ of the Lower Saucon Township Zoning Ordinance. (If more than one Exception is requested, list Ordinance references on separate page)

c. The reason for the request is: _____

15.

If you are requesting a Variance complete the following: *see attached paper*

a. Nature of Variance sought is: _____

b. The Variance is from Article _____ Section 180 Subsection ^{35, 34} 8 127.3 of the Lower Saucon Township Zoning Ordinance. (If more than one Variance is requested, list Ordinance references on a separate page)

c. The nature of the unique circumstances and the unnecessary hardship justifying this request for a Variance is: _____

16. If you are requesting other relief within the jurisdiction of the Zoning Hearing Board, complete the following:

a. The nature of the relief sought: _____

b. If you are requesting relief from a determination of a Township Official, attach a written copy of a determination and state the reason the determination was in error, including reference to applicable status or ordinances: _____

17. By filing this application, applicant agrees to reimburse Lower Saucon Township for all costs incurred by the processing of this application to the extent that those costs exceed the filing fee.

18. a. ☒ I am not represented by an attorney in connection with this application.
b. ☐ I am represented by _____, Esquire in connection with this application.

Attorney's Address: _____

Attorney's Telephone Number(s): _____

Attorney's Email: _____

Variance Application:
1917 Dartford Rd
Bethlehem PA 18015

15. If you are requesting a Variance complete the following:

- a. Nature of the Variance sought is: Dimensional variance for building set back / side building restriction line. Building coverage and impervious coverage. The existing house, garage, shed all do not currently meet existing setback requirements and are existing non-conformities.
- b. Variance is from
 - Section 180 – 35 Yard Requirements
 - Section 180 – 34 Lot Requirements
 - Section 180 – 127.3 Impervious and Building Coverage Charts
- c. The subject property exhibits unique physical characteristics and a distinct hardship that justifies the granting of the requested variance. Specifically, the parcel features a ranch style home with a under sized two car garage, which does not allow for use with the standard size of vehicles that are currently manufactured, this severely restricts the buildable footprint under standard setback requirements compared to other properties in the neighborhood which are two story homes. The proposed construction involves building a new detached garage, breeze way and a roof on a preexisting patio area, the garage will replace the existing shed currently located on the property. Due to these unique property conditions, strict adherence to the literal terms of the zoning ordinance creates a practical difficulty and an unnecessary hardship, depriving us as the owners of the reasonable use of our land. The proposed larger garage is designed to be architecturally compatible with the surrounding community. Consequently, the granting of this variance will not alter the essential character of the neighborhood, impair the use or value of adjacent properties.

19. The applicant, or appellant, at least 10 days prior to the date of the hearing, shall notify all neighboring property owners within a two-hundred-foot radius of the property which is the subject of the hearing of the date and time of the hearing and shall include a brief description of the relief requested. Proof of mailings shall be submitted to the Township at least 5 days prior to the date of the hearing.

The following is a list of names and addresses of all persons owning property which is located within 200 feet of the perimeter of the property which is the subject of this application, identified by tax parcel number together with the name and address of the present owner of the said parcel as contained in the records of Lower Saucon Township or Northampton County Tax Mapping located in the Northampton County Courthouse or their website – www.ncpub.org

Tax Map Number of Property	Name and Mailing Address of Owners of Property
1. Q6 7 10x 0719	STEPHEN + RITA HOCK 1919 Dartford Rd. Bethlehem, PA 18015
2. Q6 7 10U 0719	Degrandis 1915 Dartford Rd. Bethlehem, PA 18015
3. Q6 7 10 0719	Derick + Elsa ^{Brown} 1916 Dartford Rd. Bethlehem, PA 18015
4. Q6 7 10-5 0719	Gary + Nancy Wisniewski 1920 Dartford Rd. Bethlehem, PA 18015
5. Q6 7 10-2 0719	Jay + Nancy Lazar 1914 Dartford Rd. Bethlehem, PA 18015
6. Q6 7 11 0719	Edward + Claudia Lentz 2530 Black River Rd. Bethlehem, PA 18015
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14.	
15.	
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	Tax Map Number of Property	Name and Mailing Address of Owners of Property
24.		
25.		
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44.		
45.		

Attach additional names on a separate page.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

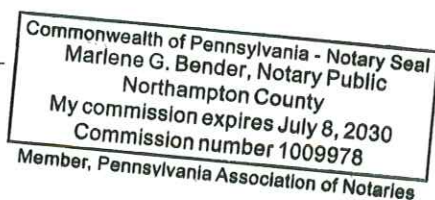
The undersigned, being duly sworn according to law, deposes and says that he/she is the above named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

Kellee Mary
Applicant

Sworn to and subscribed
before me on this

24th of July 2026

Marlene G. Bender
Notary Public



Date Received:



[Signature]
Zoning Officer

Memo

Lower Saucon Township Zoning Office

To: John J. Finnigan, Jr., Acting Township Manager
CC: Township Council
From: Tyler Mitch, Zoning Officer
Date: August 12, 2026
Re: ZHB application, Var. 09-25

Background Information

Owner: William and Kellee Mory
Applicant: William and Kellee Mory
Property Location: 1917 Dartford Road, Bethlehem, PA 18015
TMP# Q6 7 10L 0719
Zoning district: R40 (Rural Suburban District)

Variances requested from Section(s):

§180-35 Yard requirements

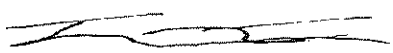
Requesting relief from above-mentioned ordinance to construct a new 25x35 garage 6.23 feet from the side property line where a 30-foot setback is required, for a total relief of 22.58 feet.

§180-127.3 A Impervious and building coverage charts

Requesting relief from above-mentioned ordinance to construct a new 25x35 garage, bringing the existing nonconforming 11.2% building coverage to 13.6% where 8% is the maximum, for a total relief of 2.4%.

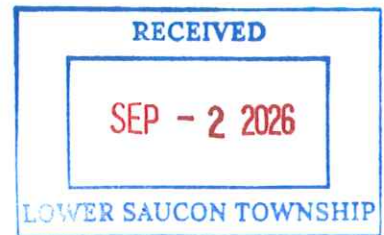
Note from the Zoning Officer:

The original application included a variance request from §180-127.3 to allow for an increase in the maximum impervious coverage from 20% to 22.58%. This request is not needed as §180-127.3 C indicates that any house built prior to March 31, 2011 may follow the maximum percentage allowed in that district, that being 25% per §180-34 C.



Tyler Mitch
SFM Consulting, LLC
Lower Saucon Township Zoning Officer

William & Kellee Mory
1917 Dartford R
Bethlehem, PA 18015



August 31, 2026

To whom it may concern,

Pursuant to MPC § 908, the Applicant grants an extension of time for the Zoning Hearing Board to hold a hearing. Additionally, please accept this letter as confirmation that William and Kellee Mory are waiving the sixty (60) day time period for holding the hearing on the submitted zoning application #VAR 09-26.

Sincerely,

William & Kellee Mory

Kellee Mory
William D Mory Jr.

Molly Bender

From: Kellee Mory <kelleemory@gmail.com>
Sent: Wednesday, August 12, 2026 1:47 PM
To: Molly Bender
Cc: Tyler Mitch; Manager
Subject: Re: Request for ZHB Mtg. continuance

Hi Molly,

Yes, we would like to request a continuance from the Aug 24, 2026 Zoning Hearing Board meeting to the September 28, 2026 due to a conflict in the Engineer's schedule.

Bill and I will attend the August 19, 2026 meeting at 6:30pm.

Can you please confirm if we are to attend the August 24, 2026 meeting?

Thank you,
Kellee Mory

On Wed, Aug 12, 2026, 12:39 PM Molly Bender <mbender@lowersaucontownship.org> wrote:

Hi Kellee,

Just to follow up on your request for a continuance from the August 24, 2026 Zoning Hearing Board meeting to September 28, 2026, we would like to have that request in writing. You can send an email and that would be fine. Also, I am confirming that you will still attend the Council meeting on August 19th at 6:30 p.m. for their review of your application. If you have any questions, please feel free to contact me.

Thank you,

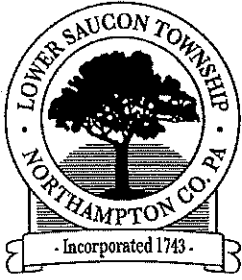
MOLLY BENDER

ZONING CLERK

LOWER SAUCON TOWNSHIP

3700 OLD PHILADELPHIA PIKE

BETHLEHEM, PA 18015



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

September 17, 2026

William & Kellee Mory
1917 Dartford Rd.
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Road
Tax Map: Q6-7-10L
Zone: R-40

Dear Sir/Madam:

Your request for a Variance to the Zoning Hearing Board seeking relief from Sections 180-34; 180-35 and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations will be heard on Monday, September 28, 2026 at 7:00 p.m. in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

You and/or a representative must attend the hearing.

Yours truly,

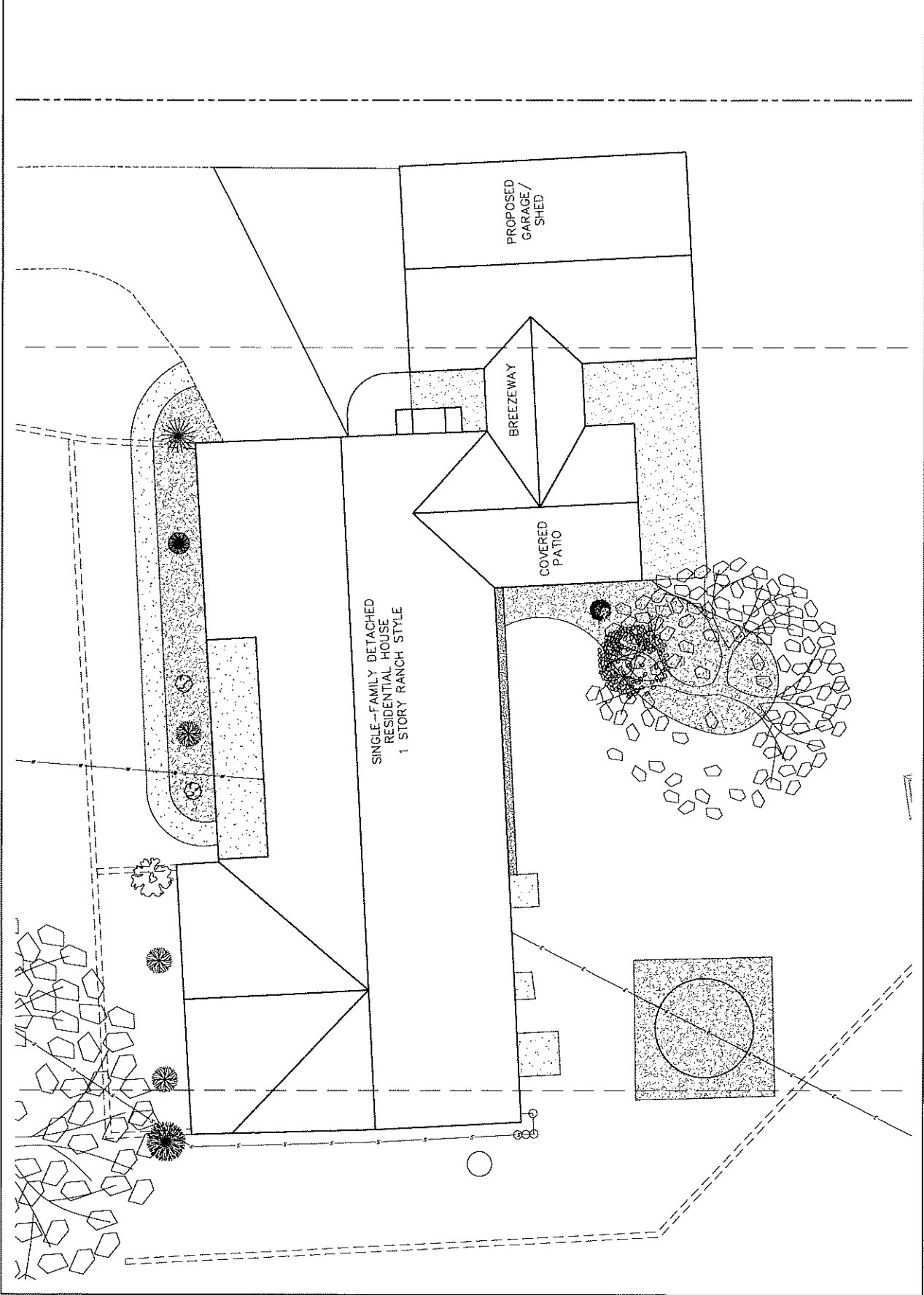
Keith Easely
Chairman

mgb

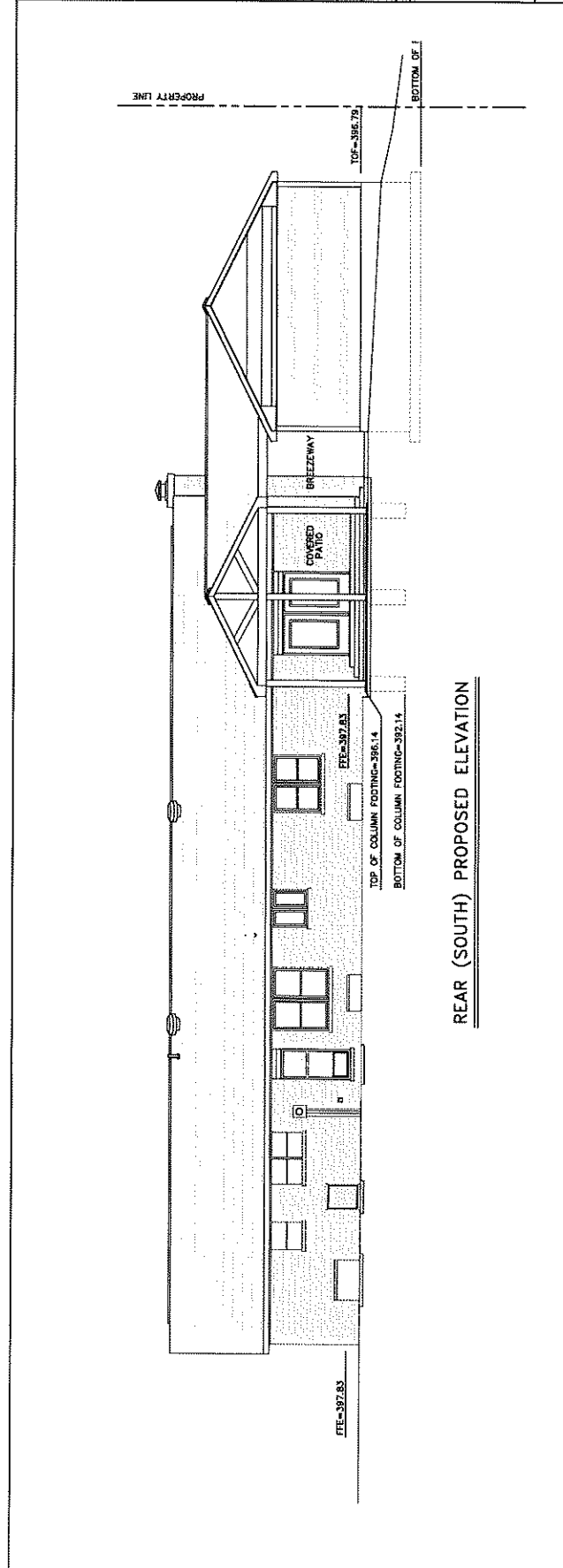
cc: Zoning Hearing Board
Syane Arifaj, Esq.

- Doc. and 24,000-25,000 - Long-Grass Prairie - K-9001
The Western Engineering Group, P.C. - USB Drive

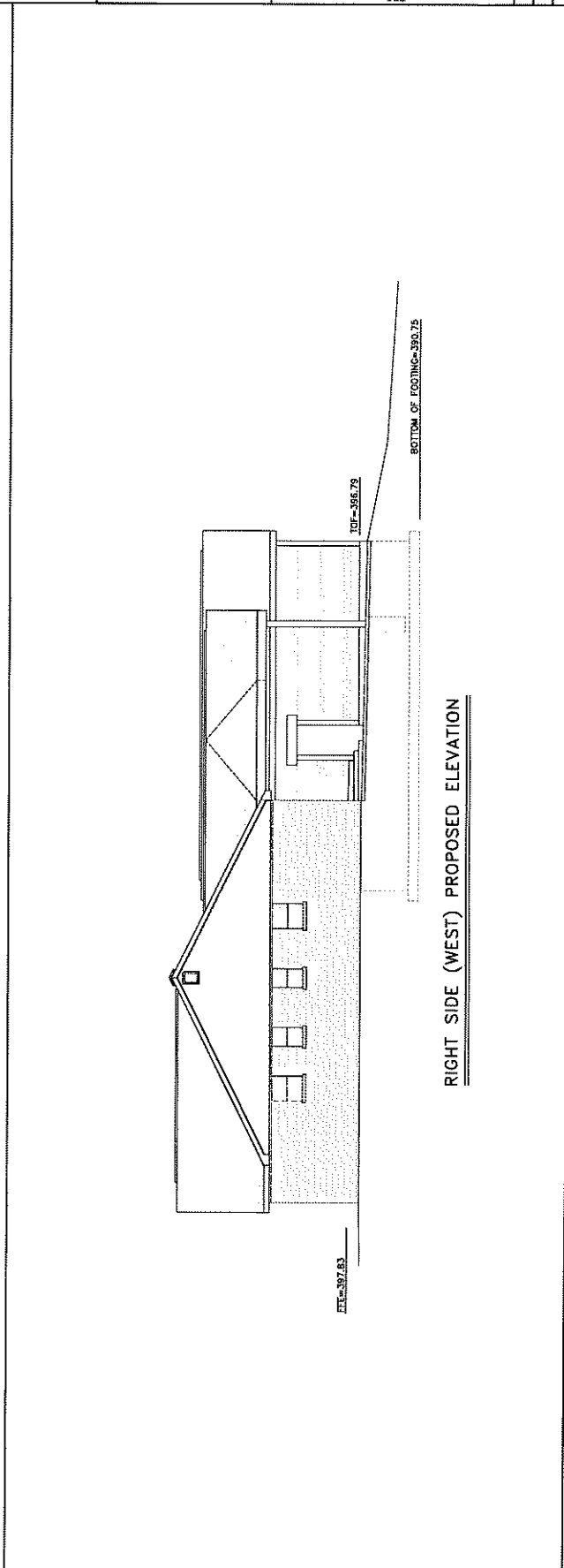
TITLE WILLIAM D. MORY, JR. & KYLE A. MORY ZONING SKETCH PLAN FOR ROOF LINE PLAN		NORTHAMPTON COUNTY LOWES JACKSON TOWNSHIP	
DATE: 08/21/2025 SHEET NO. 208 of 210 DWG. NO. MORY		PROPERTY OWNER WILLIAM D. MORY, JR. & KYLE A. MORY 1917 DARTFORD ROAD BETHLEHEM, PA 18015	
GRAPHIC SCALE 0 2.5 5 10 1" = 5'		NO. DATE P.M. D.S. CADW. WTS. WTS. WTS. 0 08/21/25 WTS WTS WTS REVISION	



TITLE ZONING SKETCH PLAN FOR WILLIAM D. MORY, JR. & KELLEE A. MORY PROPOSED BUILDING ELEVATIONS		DATE: 05/24/2025 SHEET NO. 210 OF 210 DWG. NO. MORY	
PROPERTY OWNERS WILLIAM D. MORY, JR. & KELLEE A. MORY 1917 BAYFORD ROAD BETHLEHEM, PA 18015		NORTH ARROW 0 2.5 5 7.5 10 DRAWING SCALE 1" = 10'	
PROFESSIONAL SEAL WILLIAM THOMAS MCGEE ARCHITECT 1000 N. 10TH ST. BETHLEHEM, PA 18015		PROFESSIONAL SEAL WILLIAM THOMAS MCGEE ARCHITECT 1000 N. 10TH ST. BETHLEHEM, PA 18015	
REVISION NO. DATE P.M. W.B. W.B. D.S. D.A.D. 1 05/24/25 1118 1118 1118 1118 1118 1118 REVISION: REVISION: REVISION: REVISION: REVISION: REVISION:			



REAR (SOUTH) PROPOSED ELEVATION



RIGHT SIDE (WEST) PROPOSED ELEVATION

VERIFICATION OF POSTED PROPERTY

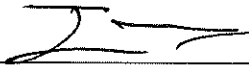
To Be Posted By - August 17, 2026

Location - 1917 Dartford Road

Owner of Property - William & Kellee Mory

Hearing Date - August 24, 2026 Hearing No. VAR 09-26

Date Property Inspected - 8/17/26

Inspecting Officer -  Badge # —

PROPERTY HAS BEEN POSTED ☒ **YES** ☐ **NO**

This form must be returned to
the Zoning Office no later than August 17, 2026

NOTICE

A REQUEST HAS BEEN SUBMITTED TO THE ZONING HEARING BOARD REGARDING THE USE OF THIS PROPERTY. A PUBLIC HEARING WILL BE HELD ON AUGUST 24, 2026 AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOWER SAUCON TOWNSHIP.

**William & Kellee Mory
1917 Dartford Road
Tax Parcel: Q6-7-10L**



NOTICE

A REQUEST HAS BEEN SUBMITTED TO THE ZONING HEARING BOARD REGARDING THE USE OF THIS PROPERTY. A PUBLIC HEARING WILL BE HELD ON AUGUST 24, 2026 AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOWER SAUCON TOWNSHIP.

William & Kellee Mory
1917 Dartford Road
Tax Parcel: Q6-7-10L

This sign must be placed by the owner or a contractor located on the property at hand.

AFFIDAVIT OF MAILINGS

STATE OF PENNSYLVANIA)
 (SS:
COUNTY OF NORTHAMPTON)

Before me, the undersigned Notary Public, this day personally appeared Kellee Mory

_____ before me, who being duly sworn according to law, deposes, says and

confirms that letters of notification were sent on (at least 10 days prior to the date of the hearing) 8/12/26

_____ (DATE) via First Class Mail to surrounding property owners within a

200-foot radius of property located at 1917 Dartford Rd, Bethlehem PA

and owned by William + Kellee Mory relative to a Zoning Hearing Board

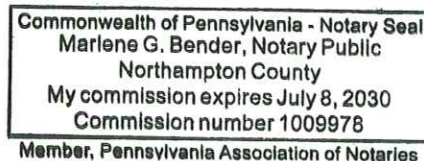
meeting scheduled for Aug 24, 2026 (DATE)

Kellee Mory
Owner/Applicant Signature

Subscribed and sworn to before me

this 12th day of August, 2026.

Marlene G Bender
Notary Public





Certificate of Mailing — Firm (Domestic)

Name and Address of Sender William and Kellee Mary 1917 Dartford Rd Bethlehem PA 18015		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	
Postmaster, per (name of receiving employee)					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1	Stephen + Rita Hock 1919 Dartford Rd Bethlehem PA 18015				
2	DeGrandis 1915 Dartford Rd Bethlehem PA 18015				
3	Derick + Elisa Brown 1916 Dartford Rd Bethlehem PA 18015				
4	Gary + Nancy Wisniewski 1920 Dartford Rd Bethlehem PA 18015				
5	Jay + Nancy Lazor 1914 Dartford Rd Bethlehem PA 18015				
6	Edward + Claudia Lentz 2530 Black River Rd Bethlehem PA 18015				

8/11/2026

Stephen & Rita Hock
1919 Dartford Rd
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem PA 18015
Tax Map: Q6-7-10L
Zone: R-40

Dear Stephen & Rita Hock:

Please be advised William & Kellee Mory has applied for a variance relief from Section 180-34; 180-35; and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations.

The hearing will be held on Monday, August 24th at 7:00 pm in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

Thank you for your time.
Sincerely, William & Kellee Mory

8/11/2026

De Grandis
1915 Dartford Rd
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem PA 18015
Tax Map: Q6-7-10L
Zone: R-40

Dear De Grandis Family:

Please be advised William & Kellee Mory has applied for a variance relief from Section 180-34; 180-35; and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations.

The hearing will be held on Monday, August 24th at 7:00 pm in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

Thank you for your time.
Sincerely, William & Kellee Mory

8/11/2026

Derick & Elsa Brown
1916 Dartford Rd
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem PA 18015
Tax Map: Q6-7-10L
Zone: R-40

Dear Derick & Elsa Brown:

Please be advised William & Kellee Mory has applied for a variance relief from Section 180-34; 180-35; and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations.

The hearing will be held on Monday, August 24th at 7:00 pm in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

Thank you for your time.
Sincerely, William & Kellee Mory

8/11/2026

Gray & Nancy Wisniewski
1920 Dartford Rd
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem PA 18015
Tax Map: Q6-7-10L
Zone: R-40

Dear Gray & Nancy Wisniewski:

Please be advised William & Kellee Mory has applied for a variance relief from Section 180-34; 180-35; and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations.

The hearing will be held on Monday, August 24th at 7:00 pm in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

Thank you for your time.
Sincerely, William & Kellee Mory

8/11/2026

Jay & Nancy Lazar
1914 Dartford Rd
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem PA 18015
Tax Map: Q6-7-10L
Zone: R-40

Dear Jay & Nancy Lazar:

Please be advised William & Kellee Mory has applied for a variance relief from Section 180-34; 180-35; and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations.

The hearing will be held on Monday, August 24th at 7:00 pm in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

Thank you for your time.
Sincerely, William & Kellee Mory

8/11/2026

Edward & Claudia Lentz
2530 Black River Rd
Bethlehem, PA 18015

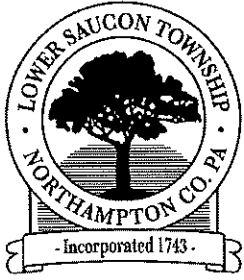
RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem PA 18015
Tax Map: Q6-7-10L
Zone: R-40

Dear Edward & Claudia Lentz:

Please be advised William & Kellee Mory has applied for a variance relief from Section 180-34; 180-35; and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations.

The hearing will be held on Monday, August 24th at 7:00 pm in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

Thank you for your time.
Sincerely, William & Kellee Mory



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

July 31, 2026

Lehigh Valley Press

ATTN: Legal Ads

Dear Sir/Madam:

Please put the attached legal ad in the Lehigh Valley Press two (2) times, first on Wednesday, August 5, 2026 and second on Wednesday, August 12, 2026. Also send proof of publication with an affidavit and bill to the above address. Thank you.

Yours truly,

Keith Easely
Chairman

mgb

cc: Zoning Hearing Board
Syzane Arifaj, Esquire

RUN DATES – 08/05/26 & 08/12/26

START AD

NOTICE OF BUSINESS MEETING
LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD

The Lower Saucon Township Zoning Hearing Board will hold a business meeting in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015 on Monday, August 24, 2026 at 7:00 p.m.

The following requests are scheduled to be heard:

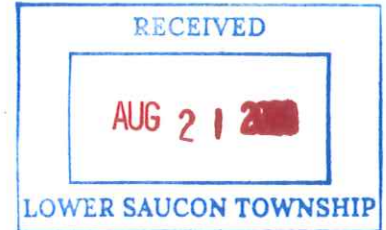
William and Kellee Mory have filed a variance request seeking relief from Sections 180-34; 180-35 and 180-127.3 in order to construct a garage which will not meet the required side yard setbacks and will exceed impervious coverage regulations. This property is located at 1917 Dartford Road, Bethlehem, Northampton County. Tax Map: Q6-7-10L.

Any parties interested in the above referenced item may attend this meeting or may review the information pertaining to the above appeal available at Town Hall, Monday through Thursday 7:30 a.m. to 4:00 p.m. and Friday 7:30 a.m. to 1:30 p.m.

Keith Easely
Chairman

END AD

Edward J. & Claudia J. Lentz
2530 Black River Road
Bethlehem, PA 18015-5213
610-865-9276



August 18, 2026

SENT VIA EMAIL (mbender@lowersaucontownship.org)
AND FIRST CLASS MAIL

Lower Saucon Township Zoning Office/
Zoning Hearing Board
3700 Old Philadelphia Pike
Bethlehem, PA 18015

RE: Mory Variance 09-26
1917 Dartford Rd, Bethlehem, PA 18015

Dear Reader:

We received the enclosed notice from our neighbors, William and Kellee Mory. We live on the east side of their property, and the back of their garage will be completely visible from our porch and our kitchen window when the garage is constructed. We are writing this letter to advise you, as well as their engineer and attorney (if any), that we do not object to, and actually support, their proposed variance in order to construct the garage even though it will not meet the required side yard setbacks and will exceed your impervious coverage regulations.

We do not intend to attend the hearing on August 24 or any continued date, but you should keep this in the file to confirm that the Mory's neighbors at 2530 Black River Road support their request for a variance.

Sincerely,

A blue ink handwritten signature of Edward J. Lentz, consisting of a stylized first name and a last name that starts with a large 'L'.

Edward J. Lentz

A blue ink handwritten signature of Claudia J. Lentz, featuring a cursive first name and a last name that starts with a large 'L'.

Claudia J. Lentz

cc: Mr. and Mrs. William Mory

ZONING HEARING BOARD OF LOWER SAUCON TOWNSHIP

One original application and 8 copies of all other correspondence, plans and drawings, etc. must be submitted to the Zoning Officer together with the application fee. No application will be accepted without an adequate plan of the subject premises.

PROJECT NUMBER Var 11-26



1. The undersigned applicant hereby: (check appropriate letter {s})
 - a. _____ Appeals from a determination of the Zoning Officer.
 - b. _____ Requests a Special Exception.
 - c. X Requests a Variance.
 - d. _____ Challenges the validity of a Zoning Ordinance or map.
 - e. _____ Requests other relief within the jurisdiction of the Zoning Hearing Board as established in § 909.1(a) of the Pennsylvania Municipalities Planning Code.
2. Name and Address of Owner of Property: Ricky K. Steely & Timothy M. Steely
2485 Applebutter Road, Hellertown, PA 18055
Telephone Number(s) 610-867-8244
Email Address: redbarnauto@ptd.net; mgoodrich@maloneylawoffice.com
3. Name and Address of Applicant: Ricky K. Steely & Timothy M. Steely
2485 Applebutter Road, Hellertown, PA 18055
Telephone Number(s) 610-867-8244
Email Address: redbarnauto@ptd.net; mgoodrich@maloneylawoffice.com
4. If Applicant is not the Owner, state Applicant's authority to bring this application:
Applicants are the Owners of the properties at issue

(attach documents in support of said authority to this application)
5. Address of Property: 2485 Applebutter Road, Hellertown, PA 18055
6. Attach plot plan of property drawn to scale indicating location and size of improvements both proposed and presently existing and indicating a compass reference.
7. Tax Parcel Number of Property: N8 14 15A-1 0719/N8 14 15A 0719
8. Present Zoning Classification of Property: RA - Rural Agriculture

*2200-10
08-2027*

9. Present Use of Property: Open small parcel within larger parcel for proposed storage shed
10. Describe the buildings and other improvements located on the Property:
(attach additional sheets if necessary)
Unimproved pre-existing storage with intention to place shed for storage serving larger parcel
11. State the Size of the Property: .24 acres
12. If you are appealing from a determination of the Zoning Officer, complete the following:
- a. The action taken was: Not Applicable
- b. The date action was taken: Not Applicable
- c. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.
- d. The foregoing action is being challenged because: Not Applicable
- e. If you allege the existence of a non-conforming use, state the nature of such use and the date on which it began: Not Applicable
13. If you are challenging the validity of a Zoning Ordinance or map, complete the following:
- a. Identify the provision of the Ordinance or map which you believe to be invalid:
Not Applicable
- b. The challenge is ripe for decision because: Not Applicable
- c. The provision challenged is invalid because: Not Applicable
14. If you are requesting a Special Exception complete the following:
- a. Nature of Special Exception sought is: Not Applicable

b. The Special Exception is allowed under Article N/A Section N/A Subsection N/A of the Lower Saucon Township Zoning Ordinance. (If more than one Exception is requested, list Ordinance references on separate page)

c. The reason for the request is: Not Applicable

15. If you are requesting a Variance complete the following:

a. Nature of Variance sought is: Dimensional Variance to 50 ft. front lot line setback requirement

b. The Variance is from Article IV Section 180 Subsection 23(A) of the Lower Saucon Township Zoning Ordinance. (If more than one Variance is requested, list Ordinance references on a separate page) See Attached

c. The nature of the unique circumstances and the unnecessary hardship justifying this request for a Variance is: See Attached

16. If you are requesting other relief within the jurisdiction of the Zoning Hearing Board, complete the following:

a. The nature of the relief sought: Applicants are seeking a variance to allow for a 30 ft. front lot line setback for proposed shed instead of 50 ft. setback as per the Ordinance.

b. If you are requesting relief from a determination of a Township Official, attach a written copy of a determination and state the reason the determination was in error, including reference to applicable status or ordinances: Not Applicable

17. By filing this application, applicant agrees to reimburse Lower Saucon Township for all costs incurred by the processing of this application to the extent that those costs exceed the filing fee.

18. a. I am not represented by an attorney in connection with this application.
b. X I am represented by Matthew J. Goodrich, Esquire in connection with this application.

Attorney's Address: 901 West Lehigh Street, Bethlehem, PA 18018

Attorney's Telephone Number(s): 610-691-3450

Attorney's Email: mgoodrich@maloneylawoffice.com

19. The applicant, or appellant, at least 10 days prior to the date of the hearing, shall notify all neighboring property owners within a two-hundred-foot radius of the property which is the subject of the hearing of the date and time of the hearing and shall include a brief description of the relief requested. Proof of mailings shall be submitted to the Township at least 5 days prior to the date of the hearing.

The following is a list of names and addresses of all persons owning property which is located within 200 feet of the perimeter of the property which is the subject of this application, identified by tax parcel number together with the name and address of the present owner of the said parcel as contained in the records of Lower Saucon Township or Northampton County Tax Mapping located in the Northampton County Courthouse or their website – www.ncpub.org

Tax Map Number of Property	Name and Mailing Address of Owners of Property
1. P8-4-14A-0719	Greg and Jennifer Boardman for 2472 Applebutter Road
2.	Mailing Address: 101 Spruce Street, Hellertown, PA 18055-2215
3.	
4. P8-4-14-0719	Thomas E. Conley, Jr. for 2470 Applebutter Road
5.	Mailing Address: 2470 Applebutter Road, Hellertown, PA 18055
6.	
7. N8-14-15-0719	Bethlehem Landfill Company for 2517 Applebutter Road
8.	Mailing Address: c/o KE Andrews, 2424 Ridge Road, Rockwall, TX 75087
9.	
10. P8-4-11-0719	Oak Hallow Farm LLC for 2452-2548 Applebutter Road
11.	Mailing Address: 4476 Timberline Road, Walnutport, PA 18088
12.	
13. P8-4-14B*	Michael & Philip Swint for 2490 Applebutter Road
14. *Property may be beyond the notice	Mailing Address: 842 Folk Street, Easton, PA 18042
15. requirement of 200 feet but included in	
16. Application in an abundance of caution	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

Tax Map Number of Property	Name and Mailing Address of Owners of Property
24.	
25.	
26.	
27.	
28.	
29.	
30.	
31.	
32.	
33.	
34.	
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43.	
44.	
45.	

Attach additional names on a separate page.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

The undersigned, being duly sworn according to law, deposes and says that he/she is the above named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

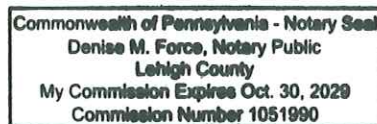
Ricky K Stealy
Applicant

Timothy M. Stealy
Applicant

Sworn to and subscribed
before me on this

21st of August 2026

[Signature]
Notary Public



Date Received:

[Signature]
Zoning Officer

ZONING HEARING BOARD OF LOWER SAUCON TOWNSHIP
APPLICATION OF RICKY K. STEELY & TIMOTHY M. STEELY
ATTACHMENT

15b. The Variance is from Article IV, Section 180, Subsection 23(A) of the Lower Saucon Township Zoning Ordinance. See also Article I, Section 180, Subsection 5B of the Lower Saucon Township Zoning Ordinance for Definitions for Building Setback Lines; Front Yard Setback Line; and Lot Line.

15c. The nature of the unique circumstances and the unnecessary hardship justifying this request for a Variance is: This request to deviate from the site regulations, particularly the front lot line setback of fifty (50) feet (required) as

- (1) To require strict compliance would create an “unreasonable hardship”;
- (2) That no public harm would result by granting the relief requested;
- (3) That the request is the minimum relief necessary and is the smallest deviation needed to resolve the issue;
- (4) That the request and need for the relief is not self-created;
- (5) That the relief requested will not alter the character or essential nature of the surrounding area.

Memo

Lower Saucon Township
Zoning Office

To: John J. Finnigan, Jr., Acting Township Manager
CC: Township Council
From: Tyler Mitch, Zoning Officer
Date: September 10, 2026
Re: ZHB application, Var. 11-26

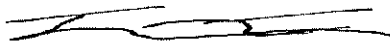
Background Information

Owner: Ricky and Timothy Steely
Applicant: Ricky and Timothy Steely
Property Location: 1485 Applebutter Road, Hellertown, PA 18055
TMP# N8 14 15A 0719 & N8 14 15A-1 0719
Zoning district: RA (Rural Agricultural District)

Variances requested from Section(s):

§180-23 A Yard requirements

Applicant is seeking relief from above-mentioned ordinance to allow for the construction of an accessory structure with a front-yard setback of 30 feet where 50 feet is required. Relief of 20 feet.



Tyler Mitch
SFM Consulting, LLC
Lower Saucon Township Zoning Officer



LOWER SAUCON TOWNSHIP

NORTHAMPTON COUNTY, PENNSYLVANIA
3700 Old Philadelphia Pike Bethlehem, PA 18015
PHONE: 610-865-3291

Memo

To: Molly Bender and Tyler Mitch
From: Stacy Werkheiser, Township Secretary
Date: September 17, 2026
Subject: Steely Var 11-26, 2485 Applebutter Road

Molly & Tyler,

Please see the motion below taken at last night's Council meeting:

Steely Var 11-26 (2485 Applebutter Rd) – Council to take no position

- Motion: Mr. Heimbecker
- Second: Ms. Ray
- Vote: 4-0 (Yes: Gress, Opthof-Cordaro, Heimbecker, Ray)

Goudsouzian **Associates**

STEVEN N. GOUDSOUZIAN
STEVEN@SNG-LAW.COM

STEVEN N. GOUDSOUZIAN*
NICOLE M. THOMAS†
STEPHANIE J. STEWARD
KRISTINE B. PURCELL -
IRENE MONTERO-HARRIS
CHRISTINE M. HUNT^
MATTHEW C. POTTS, OF COUNSEL

September 17, 2026

VIA EMAIL ONLY TO attorneyarifaj@gmail.com

Syzane Arifaj, Esquire
318 Spring Garden Street
Easton, PA 18042

**Re: Lower Saucon Township
Zoning General
Variance Application 11-26
Ricky K. Steely & Timothy M. Steely
2485 Applebutter Road, Hellertown
Our File 2024-06571**

Dear Attorney Arifaj:

On September 16, 2026, at the Lower Saucon Township Council meeting, Township Council reviewed the above-captioned matter. Township Council took no position with regard to the zoning variance. Thank you.\

Respectfully yours,

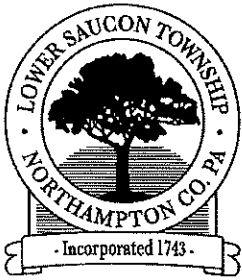
GOUDSOUZIAN & ASSOCIATES



Steven N. Goudsouzian

SNG:sa

cc: John J. Finnigan, Jr., Acting Township Manager (via email
manager@lowersaucontownship.org)
Tyler Mitch, Zoning Officer (via email tyler@sfmconsultingllc.org)
Molly Bender (via email mbender@lowersaucontownship.org)



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

September 17, 2026

Ricky & Timothy Steely
2485 Applebutter Rd.
Hellertown, PA 18055

RE: Steely Variance 11-26
2485 Applebutter Road
Tax Map: N8-14-15A-1
Zone: R-A

Dear Ricky & Timothy Steely:

Your request for a Variance to the Zoning Hearing Board seeking relief from Section 180-23(A) in order to construct a shed which will not meet the minimum front yard setback will be heard on Monday, September 28, 2026 at 7:00 p.m. in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

You and/or a representative must attend the hearing.

Yours truly,

Keith Easely
Chairman

mgb

cc: Zoning Hearing Board
Syane Arifaj, Esq.
Matthew J. Goodrich, Esq., 901 W. Lehigh St., Bethlehem, PA 18018

VERIFICATION OF POSTED PROPERTY

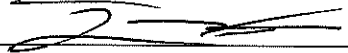
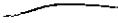
To Be Posted By - September 21, 2026

Location - 2485 Applebutter Road

Owner of Property - Ricky & Timothy Steely

Hearing Date - September 28, 2026 Hearing No. VAR 11-26

Date Property Inspected - 9/28/26

Inspecting Officer -  Badge # 

PROPERTY HAS BEEN POSTED (✓)YES ()NO

This form must be returned to
the Zoning Office no later than September 21, 2026

N O T I C E

A REQUEST HAS BEEN SUBMITTED TO THE ZONING HEARING BOARD REGARDING THE USE OF THIS PROPERTY. A PUBLIC HEARING WILL BE HELD ON SEPTEMBER 28, 2026 AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOWER SAUCON TOWNSHIP.

**Ricky & Timothy Steely
2485 Applebutter Road
Tax Parcel: N8-14-15A-1**



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

September 4, 2026

Lehigh Valley Press

ATTN: Legal Ads

Dear Sir/Madam:

Please put the attached legal ad in the Lehigh Valley Press two (2) times, first on Wednesday, September 16, 2026 and second on Wednesday, September 23, 2026. Also send proof of publication with an affidavit and bill to the above address. Thank you.

Yours truly,

Keith Easely
Chairman

mgb

cc: Zoning Hearing Board
Syzane Arifaj, Esquire

RUN DATES – 09/16/26 & 09/23/26

START AD

NOTICE OF BUSINESS MEETING
LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD

The Lower Saucon Township Zoning Hearing Board will hold a business meeting in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015 on Monday, September 28, 2026 at 7:00 p.m.

The following requests are scheduled to be heard:

Ricky Steely and Timothy Steely have filed a variance request seeking relief from Section 180-23(A) in order to construct a shed which will not meet the minimum front yard setback. This property is located at 2485 Applebutter Road, Hellertown, Northampton County. Tax Map: N8-14-15A.

One More Steel City, LLC has filed a variance request seeking relief from Sections 180-116.A(1)(b); 180-128(B); 180-98(B)(3)(e); 180-116(A)(1)(f); 180-116(A)(3); 180-95(B)(7)(b); 180-95(B)(11)(e); 180-95(B)(11)(h); 180-97(A); and 180-116(C)(3)(a) in order to develop the property with 19 single-family attached dwellings with detached garages and related parking. This property is located at 3679 Old Philadelphia Pike, Bethlehem, Northampton County. Tax Map: Q6SW2-3-14.

Any parties interested in the above referenced items may attend this meeting or may review the information pertaining to the above appeal available at Town Hall, Monday through Thursday 7:30 a.m. to 4:00 p.m. and Friday 7:30 a.m. to 1:30 p.m.

Keith Easely
Chairman

END AD

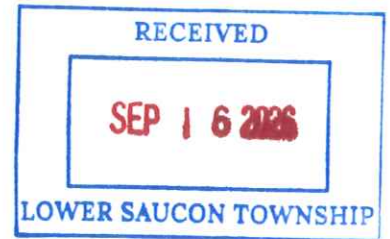
**LAW OFFICE OF
MATTHEW J. GOODRICH**

901 WEST LEHIGH STREET * BETHLEHEM, PA 18018

TELEPHONE: (610) 691-3450 * FACSIMILE: (610) 691-7659

MGOODRICH@MALONEYLAWOFFICE.COM

*Of counsel
Law Offices of
Maloney, Danyi & O'Donnell*



*Admitted in
Pennsylvania & New Jersey*

September 15, 2026

***Via Email: mbender@lowersaucontownship.org and
First Class Mail***

Molly Bender
Zoning Clerk
Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015

**Re: Ricky Steely and Timothy Steely Variance from Sections 180-23(A)
2485 Applebutter Road, Hellertown, Northampton County, PA
Tax Map: N8-14-15A
Zone: Rural Agriculture**

Dear Molly:

As you are aware, I represent Ricky Steely and Timothy Steely, the Property Owners and Applicants for a variance regarding their property at 2485 Applebutter Road, Hellertown, Northampton County, Pennsylvania. I have provided notification of the upcoming hearing, scheduled for Monday, 28, 2026 at 7:00PM, to the neighboring property owners within a two-hundred foot radius of the subject property.

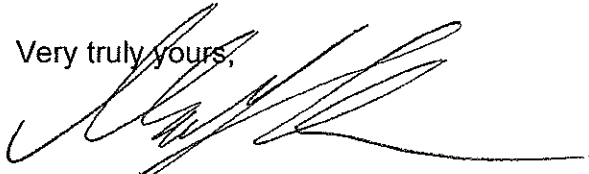
Enclosed please find the following:

1. Copies of the correspondence to each neighboring property owner;
2. Affidavit of Mailing;
3. USPS Receipt; and
4. Copies of the Certificate of Mailing to each neighboring property owner as completed by the USPS.

Please note that when I presented the Proof of Mailing Form (USPS Form 3665) to the postal employee to complete, she refused to utilize the specific form. Instead, I was instructed to complete five (5) separate Certificate of Mailing forms (USPS Form 3817), which she then proceeded to stamp individually. Per your telephone call with my paralegal, I am enclosing copies of each Certificate, as well as the USPS Receipt as additional Proof of Mailing.

Thank you for your assistance in this regard. Should you require any additional information, please do not hesitate to contact my office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew J. Goodrich', written over the closing 'yours,'.

Matthew J. Goodrich, Esquire

MJG/dc

cc: Ricky Steely
Timothy Steely

**LAW OFFICE OF
MATTHEW J. GOODRICH**

901 WEST LEHIGH STREET * BETHLEHEM, PA 18018

TELEPHONE: (610) 691-3450 * FACSIMILE: (610) 691-7659

MGOODRICH@MALONEYLAWOFFICE.COM

*Of counsel
Law Offices of
Maloney, Danyi & O'Donnell*

*Admitted in
Pennsylvania & New Jersey*

September 15, 2026

Greg and Jennifer Boardman
101 Spruce Street
Hellertown, PA 18055-2215

**Re: Ricky Steely and Timothy Steely Variance from Sections 180-23(A)
2485 Applebutter Road, Hellertown, Northampton County, PA
Tax Map: N8-14-15A
Zone: Rural Agriculture**

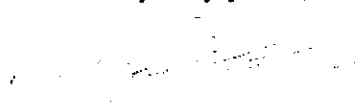
Dear Mr. and Mrs. Boardman:

Please be advised that Ricky Steely and Timothy Steely, the Property Owners and Applicants, have applied for a variance seeking relief from Sections 180-23(A) of the Lower Saucon Township Zoning Ordinance, in order to construct a shed which will not meet the minimum front yard setback. You are receiving this notice as it relates to your property located at 2472 Applebutter Road, Hellertown, Northampton County, Pennsylvania, as your property may be located within two hundred (200) feet of the subject property.

The hearing will be held on Monday, September 28, 2026 at 7:00PM in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County, before the Zoning Hearing Board.

Thank you for your attention in this regard.

Very truly yours,


Matthew J. Goodrich, Esquire

MJG/dc

cc: Ricky Steely
Timothy Steely

**LAW OFFICE OF
MATTHEW J. GOODRICH**

901 WEST LEHIGH STREET * BETHLEHEM, PA 18018
TELEPHONE: (610) 691-3450 * FACSIMILE: (610) 691-7659
MGOODRICH@MALONEYLAWOFFICE.COM

*Of counsel
Law Offices of
Maloney, Danyi & O'Donnell*

*Admitted in
Pennsylvania & New Jersey*

September 15, 2026

Thomas E. Conley, Jr.
2470 Applebutter Road
Hellertown, PA 18055-3301

**Re: Ricky Steely and Timothy Steely Variance from Sections 180-23(A)
2485 Applebutter Road, Hellertown, Northampton County, PA
Tax Map: N8-14-15A
Zone: Rural Agriculture**

Dear Mr. Conley:

Please be advised that Ricky Steely and Timothy Steely, the Property Owners and Applicants, have applied for a variance seeking relief from Sections 180-23(A) of the Lower Saucon Township Zoning Ordinance, in order to construct a shed which will not meet the minimum front yard setback. You are receiving this notice as it relates to your property located at 2470 Applebutter Road, Hellertown, Northampton County, Pennsylvania, as your property may be located within two hundred (200) feet of the subject property.

The hearing will be held on Monday, September 28, 2026 at 7:00PM in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County, before the Zoning Hearing Board.

Thank you for your attention in this regard.

Very truly yours,



Matthew J. Goodrich, Esquire

MJG/dc

cc: Ricky Steely
Timothy Steely

LAW OFFICE OF
MATTHEW J. GOODRICH

901 WEST LEHIGH STREET * BETHLEHEM, PA 18018
TELEPHONE: (610) 691-3450 * FACSIMILE: (610) 691-7659

MGOODRICH@MALONEYLAWOFFICE.COM

*Of counsel
Law Offices of
Maloney, Danyi & O'Donnell*

*Admitted in
Pennsylvania & New Jersey*

September 15, 2026

Bethlehem Landfill Company
c/o KE Andrews
2424 Ridge Road
Rockwall, TX 75087-5116

**Re: Ricky Steely and Timothy Steely Variance from Sections 180-23(A)
2485 Applebutter Road, Hellertown, Northampton County, PA
Tax Map: N8-14-15A
Zone: Rural Agriculture**

Dear Sir/Madam:

Please be advised that Ricky Steely and Timothy Steely, the Property Owners and Applicants, have applied for a variance seeking relief from Sections 180-23(A) of the Lower Saucon Township Zoning Ordinance, in order to construct a shed which will not meet the minimum front yard setback. You are receiving this notice as it relates to your property located at 2517 Applebutter Road, Hellertown, Northampton County, Pennsylvania, as your property may be located within two hundred (200) feet of the subject property.

The hearing will be held on Monday, September 28, 2026 at 7:00PM in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County, before the Zoning Hearing Board.

Thank you for your attention in this regard.

Very truly yours,


Matthew J. Goodrich, Esquire

MJG/dc
cc: Ricky Steely
Timothy Steely

**LAW OFFICE OF
MATTHEW J. GOODRICH**

901 WEST LEHIGH STREET * BETHLEHEM, PA 18018
TELEPHONE: (610) 691-3450 * FACSIMILE: (610) 691-7659
MGOODRICH@MALONEYLAWOFFICE.COM

*Of counsel
Law Offices of
Maloney, Danyi & O'Donnell*

*Admitted in
Pennsylvania & New Jersey*

September 15, 2026

Oak Hallow Farm LLC
4476 Timberline Road
Walnutport, PA 18088-9110

**Re: Ricky Steely and Timothy Steely Variance from Sections 180-23(A)
2485 Applebutter Road, Hellertown, Northampton County, PA
Tax Map: N8-14-15A
Zone: Rural Agriculture**

Dear Sir/Madam:

Please be advised that Ricky Steely and Timothy Steely, the Property Owners and Applicants, have applied for a variance seeking relief from Sections 180-23(A) of the Lower Saucon Township Zoning Ordinance, in order to construct a shed which will not meet the minimum front yard setback. You are receiving this notice as it relates to your property located at 2452-2548 Applebutter Road, Hellertown, Northampton County, Pennsylvania, as your property may be located within two hundred (200) feet of the subject property.

The hearing will be held on Monday, September 28, 2026 at 7:00PM in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County, before the Zoning Hearing Board.

Thank you for your attention in this regard.

Very truly yours,

Matthew J. Goodrich, Esquire

MJG/dc

cc: Ricky Steely
Timothy Steely

**LAW OFFICE OF
MATTHEW J. GOODRICH**

901 WEST LEHIGH STREET * BETHLEHEM, PA 18018
TELEPHONE: (610) 691-3450 * FACSIMILE: (610) 691-7659

MGGOODRICH@MALONEYLAWOFFICE.COM

*Of counsel
Law Offices of
Maloney, Danyi & O'Donnell*

*Admitted in
Pennsylvania & New Jersey*

September 15, 2026

Michael and Philip Swint
842 Folk Street
Easton, PA 18042-6608

**Re: Ricky Steely and Timothy Steely Variance from Sections 180-23(A)
2485 Applebutter Road, Hellertown, Northampton County, PA
Tax Map: N8-14-15A
Zone: Rural Agriculture**

Dear Michael and Philip Swint

Please be advised that Ricky Steely and Timothy Steely, the Property Owners and Applicants, have applied for a variance seeking relief from Sections 180-23(A) of the Lower Saucon Township Zoning Ordinance, in order to construct a shed which will not meet the minimum front yard setback. You are receiving this notice as it relates to your property located at 2452-2548 Applebutter Road, Hellertown, Northampton County, Pennsylvania, as your property may be located within two hundred (200) feet of the subject property.

The hearing will be held on Monday, September 28, 2026 at 7:00PM in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County, before the Zoning Hearing Board.

Thank you for your attention in this regard.

Very truly yours,



Matthew J. Goodrich, Esquire

MJG/dc

cc: Ricky Steely
Timothy Steely

AFFIDAVIT OF MAILING

STATE OF PENNSYLVANIA

1

SS:

COUNTY OF NORTHAMPTON

Before me, the undersigned Notary Public, this day personally appeared Matthew J. Goodrich, Esquire, Attorney Representative for Ricky K. Steely and Timothy M. Steely, before me, who being duly sworn according to law, deposes, says and confirms that letters of notification were sent on September 15, 2026, via First Class Mail to surrounding property owners within a 200-foot radius of property located at 2485 Applebutter Road, Hellertown, Northampton County, Pennsylvania, and owned by Ricky K. Steely and Timothy M. Steely relative to a Zoning Hearing Board meeting scheduled for September 28, 2026.

Matthew J. Goodrich, Esquire
Attorney Representative for
Ricky K. Steely and Timothy M. Steely

Subscribed and sworn to before me
this 15th day of September, 2026.

Debora Costello
Notary Public





BETHLEHEM
535 WOOD ST
BETHLEHEM, PA 18016-9998
www.usps.com

09/15/2026

11:22 AM

Product	Qty	Unit Price	Price
P.O. Box Overflow	1		\$0.00
First-Class Mail® Letter	1		\$1.11
Hellertown, PA 18055			
Weight: 0 lb 1.70 oz			
Estimated Delivery Date			
Fri 09/18/2026			
Cert of Mailing			\$2.45
Total			\$3.56
First-Class Mail® Letter	1		\$1.11
Hellertown, PA 18055			
Weight: 0 lb 1.70 oz			
Estimated Delivery Date			
Fri 09/18/2026			
Cert of Mailing			\$2.45
Total			\$3.56
First-Class Mail® Letter	1		\$1.11
Rockwall, TX 75087			
Weight: 0 lb 1.70 oz			
Estimated Delivery Date			
Mon 09/21/2026			
Cert of Mailing			\$2.45
Total			\$3.56
First-Class Mail® Letter	1		\$1.11
Hellertown, PA 18055			
Weight: 0 lb 1.70 oz			
Estimated Delivery Date			
Fri 09/18/2026			
Cert of Mailing			\$2.45
Total			\$3.56
First-Class Mail® Letter	1		\$1.11
Easton, PA 18042			
Weight: 0 lb 1.70 oz			
Estimated Delivery Date			
Fri 09/18/2026			
Cert of Mailing			\$2.45
Total			\$3.56
Grand Total:			\$17.80
Personal/Bus Check			\$17.80



UNITED STATES
POSTAL SERVICE®

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Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
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meter postage here.

From: Law Office of Matthew J. Goodrich
901 West Lehigh Street
Bethlehem PA 18018

To: Greg & Jennifer Boardman
101 Spruce Street
Hellertown PA 18055-2215

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Law Office of Matthew J. Goodrich
901 West Lehigh Street
Bethlehem PA 18018

To: Thomas E. Conley, Jr.
2470 Applebutter Rd.
Hellertown PA 18055-3301

Postmark Here

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901 West Lehigh Street
Bethlehem PA 18018

To: Bethlehem Landfill Company
c/o K E Andrews
2424 Ridge Road
Rockwall, TX 75087-5116

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 99

U.S. POSTAGE PAID
FCM LETTER
BETHLEHEM, PA
18016
SEP 15, 26
AMOUNT
\$2.45
S2324N505953-41



RDC 99

U.S. POSTAGE PAID
FCM LETTER
BETHLEHEM, PA
18016
SEP 15, 26
AMOUNT
\$2.45
S2324N505953-41



RDC 99

U.S. POSTAGE PAID
FCM LETTER
BETHLEHEM, PA
18016
SEP 15, 26
AMOUNT
\$2.45
S2324N505953-41



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From: Law Office of Matthew J. Goodwin
901 West Lehigh Street
Bethlehem PA 18018

To: Oak Hollow Farm LLC
4476 Timberline Rd.
Walnutport PA 18088-9110

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



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901 West Lehigh Street
Bethlehem PA 18018

To: Michael and Phillip Swint
842 Folk Street
Easton PA 18042-6608

Postmark Here

PS Form 3817, April 2007 PSN 7530-02-000-9065



RDC 99

U.S. POSTAGE PAID
FCM LETTER
BETHLEHEM, PA
18016
SEP 15, 26
AMOUNT
\$2.45
S2324N505953-41



RDC 99

U.S. POSTAGE PAID
FCM LETTER
BETHLEHEM, PA
18016
SEP 15, 26
AMOUNT
\$2.45
S2324N505953-41

ZONING HEARING BOARD OF LOWER SAUCON TOWNSHIP

One original application and 8 copies of all other correspondence, plans and drawings, etc. must be submitted to the Zoning Officer together with the application fee. No application will be accepted without an adequate plan of the subject premises.

PROJECT NUMBER

Var 04-26



1. The undersigned applicant hereby: (check appropriate letter {s})
 - a. _____ Appeals from a determination of the Zoning Officer.
 - b. _____ Requests a Special Exception.
 - c. X Requests a Variance.
 - d. _____ Challenges the validity of a Zoning Ordinance or map.
 - e. _____ Requests other relief within the jurisdiction of the Zoning Hearing Board as established in § 909.1(a) of the Pennsylvania Municipalities Planning Code.
2. Name and Address of Owner of Property: One More Steel City, LLC
4511 Falmer Drive, Bethlehem, PA 18020
Telephone Number(s) (484) 661-7062
Email Address: philm@tuskeshomes.com
3. Name and Address of Applicant: Same as owner.

Telephone Number(s) _____
Email Address: _____
4. If Applicant is not the Owner, state Applicant's authority to bring this application:
N/A

(attach documents in support of said authority to this application)
5. Address of Property: 3679 Old Philadelphia Pike, Bethlehem, PA 18015
6. Attach plot plan of property drawn to scale indicating location and size of improvements both proposed and presently existing and indicating a compass reference.
7. Tax Parcel Number of Property: Q6 SW2 3 14 0719
8. Present Zoning Classification of Property: VC - Village Center

81250.00
028135087

9. Present Use of Property: Residential dwelling

10. Describe the buildings and other improvements located on the Property:

(attach additional sheets if necessary)

Residential dwelling, detached garage, in-ground swimming pool.

11. State the Size of the Property: 8.05 Acres

12. If you are appealing from a determination of the Zoning Officer, complete the following:

a. The action taken was: _____

b. The date action was taken: _____

c. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.

d. The foregoing action is being challenged because: _____

e. If you allege the existence of a non-conforming use, state the nature of such use and the date on which it began: _____

13. If you are challenging the validity of a Zoning Ordinance or map, complete the following:

a. Identify the provision of the Ordinance or map which you believe to be invalid:

b. The challenge is ripe for decision because: _____

c. The provision challenged is invalid because: _____

14. If you are requesting a Special Exception complete the following:

a. Nature of Special Exception sought is: _____

b. The Special Exception is allowed under Article _____ Section _____ Subsection _____ of the Lower Saucon Township Zoning Ordinance. (If more than one Exception is requested, list Ordinance references on separate page)

c. The reason for the request is: _____

15. If you are requesting a Variance complete the following:

a. Nature of Variance sought is: Dimensional

b. The Variance is from Article _____ Section _____ Subsection _____ of the Lower Saucon Township Zoning Ordinance. (If more than one Variance is requested, list Ordinance references on a separate page)
See attached Supplemental Statement for list of requested relief.

c. The nature of the unique circumstances and the unnecessary hardship justifying this request for a Variance is: The property contains unique physical and topographical conditions that disproportionately limit the ability to develop.
Additional testimony will be provided at the time of hearing.

16. If you are requesting other relief within the jurisdiction of the Zoning Hearing Board, complete the following:

a. The nature of the relief sought: _____

b. If you are requesting relief from a determination of a Township Official, attach a written copy of a determination and state the reason the determination was in error, including reference to applicable status or ordinances: _____

17. By filing this application, applicant agrees to reimburse Lower Saucon Township for all costs incurred by the processing of this application to the extent that those costs exceed the filing fee.

18. a. _____ I am not represented by an attorney in connection with this application.
b. X I am represented by Catherine E.N. Durso, Esquire in connection with this application.

Attorney's Address: Fitzpatrick Lentz & Bubba, P.C., Two City Center
645 West Hamilton Street, Suite 800, Allentown, PA 18101

Attorney's Telephone Number(s): (610) 797-9000, Ext. 334

Attorney's Email: kdurso@flblaw.com

19. The applicant, or appellant, at least 10 days prior to the date of the hearing, shall notify all neighboring property owners within a two-hundred-foot radius of the property which is the subject of the hearing of the date and time of the hearing and shall include a brief description of the relief requested. Proof of mailings shall be submitted to the Township at least 5 days prior to the date of the hearing.

The following is a list of names and addresses of all persons owning property which is located within 200 feet of the perimeter of the property which is the subject of this application, identified by tax parcel number together with the name and address of the present owner of the said parcel as contained in the records of Lower Saucon Township or Northampton County Tax Mapping located in the Northampton County Courthouse or their website – www.ncpub.org

Tax Map Number of Property	Name and Mailing Address of Owners of Property
1. See attached list.	
2.	
3.	
4.	
5.	
6.	
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8.	
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18.	
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23.	

	Tax Map Number of Property	Name and Mailing Address of Owners of Property
24.		
25.		
26.		
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43.		
44.		
45.		

Attach additional names on a separate page.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

The undersigned, being duly sworn according to law, deposes and says that he/she is the above named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and that the foregoing facts are true and correct.

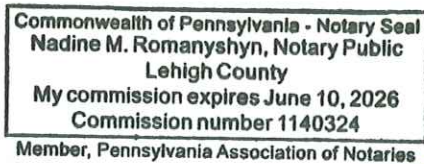


Catherine E.N. Durso, Esquire, Attorney
and Authorized Agent of Applicant

Sworn to and subscribed
before me on this

20th of April 2026


Notary Public



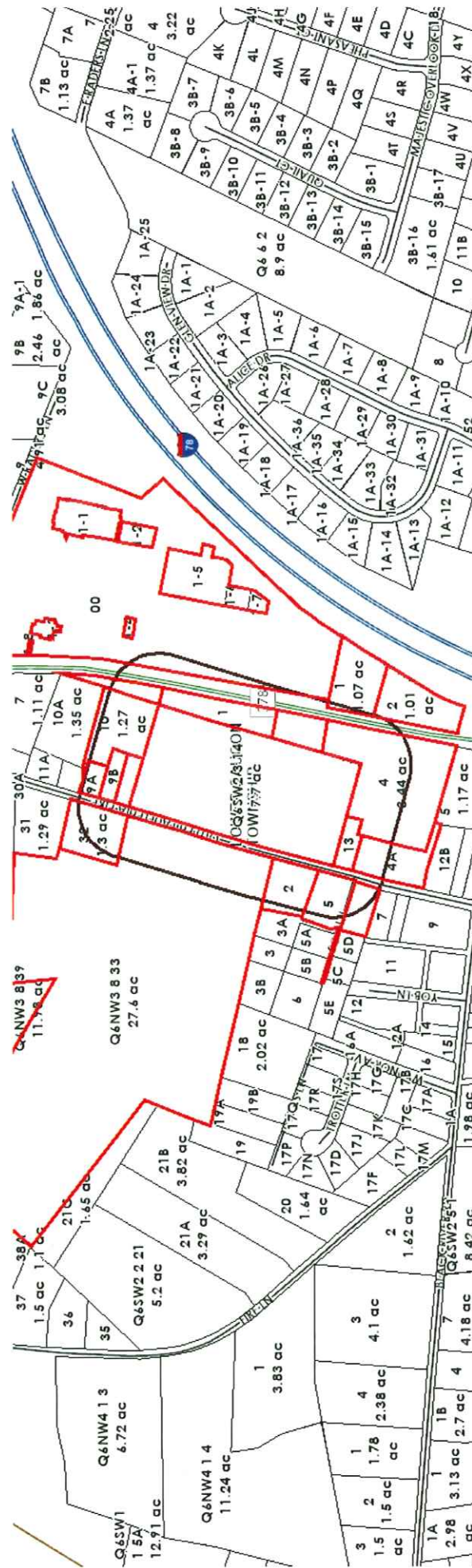
Date Received:



Zoning Officer

1. Lower Saucon Authority
3690 Old Philadelphia Pike
Bethlehem, PA 18015-5425
2. Lawrence A. Righi
3667 Old Philadelphia Pike
Bethlehem, PA 18015-5424
3. Dunne Manning Realty LP
645 Hamilton Street, Suite 500
Allentown, PA 18101-2193
4. Larry L. Jr. & Kelli T. Frable
3664 Old Philadelphia Pike
Bethlehem, PA 18015-5423
5. William L. & Donna M. Brown
3701 Old Philadelphia Pike
Bethlehem, PA 18015-5427
6. Jose Luis Quirizumbay Perez
3707 Old Philadelphia Pike
Bethlehem, PA 18015-5427
7. Christopher D. Shelbo
3678 Old Philadelphia Pike
Bethlehem, PA 18015-5425
8. 3672 Route 378 Associates
3120 Troon Drive
Center Valley, PA 18034-8955
9. One More Steel City LLC
4511 Falmer Drive
Bethlehem, PA 18020-9796
10. Timothy W. Rosengrant
6166 Paradise Valley Road
Cresco, PA 18326-7751
11. Virginia M. Stanglein
3659 Old Philadelphia Pike
Bethlehem, PA 18015-5424

12. Dionisio Fernandez
3703 Old Philadelphia Pike
Bethlehem, PA 18015-5427
13. Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015
14. William R. & Vivian K. Miller
9555 E. Shiloh Street
Apt. 10104
Tucson, AZ 85748-3242
15. Keystone Automotive Industries, Inc.
c/o Real Estate Dept.
5846 Crossings Blvd.
Antioch, TN 37013





FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

kdurso@flblaw.com

Direct Dial: (484) 788-0606

April 20, 2026

RECEIVED

APR 20 2026

LOWER SAUCON TOWNSHIP

SENT VIA E-MAIL AND HAND-DELIVERY

tyler@sfmconsultingllc.org

Lower Saucon Township
c/o Tyler Mitch, Zoning Officer
3700 Old Philadelphia Pike
Bethlehem, PA 18015

**Re: One More Steel City, LLC – Lower Saucon Township
Zoning Hearing Board - 3679 Old Philadelphia Pike**

Dear Tyler:

Enclosed for submission to the Lower Saucon Township Zoning Hearing Board, please find the following:

1. Original and eight (8) copy of the Zoning Hearing Board Application;
2. Original and eight (8) copies of the Supplemental Statement;
3. A check in the amount of \$1,250.00 made payable to "Lower Saucon Township"; and
4. Nine (9) 11"x17" copies of the plan set.

One More Steel City, LLC is the owner of property located at 3679 Old Philadelphia Pike in Lower Saucon Township (the "Property"). The Property is located within the VC (Village Center) Zoning District and is +/- 8.35 acres in size. The Applicant is proposing to develop the Property with 19 single-family attached dwellings with detached garages and related parking. The Property currently contains a single-family home, garage and pool. A cluster development with single-family attached dwellings is permitted by right within the VC Zone.

Applicant requests the following relief: 1) a variance from Section 180-116.A(1)(b) to permit the development on an 8.35 acre tract where 10 acres is required; 2) a variance from Section 180-128(B) to allow the detached garages within 10 feet of a property line for the connected townhomes; 3) a variance from Section 180-98(B)(3)(e) for the proposed access drive; 4) variances from Sections 180-116(A)(1)(f) and 180-116(A)(3) to not require internal roadways; that the access drives not be designed to street standards; and to not require views to be minimized by changes in topography, vegetation or additional landscaping; 5) a variance from Section 180-95(B)(7)(b)'s riparian buffer

(610) 797-9000 • www.flblaw.com

Two City Center • 645 West Hamilton Street • Suite 800 • Allentown, PA 18101

Lower Saucon Township
c/o Tyler Mitch, Zoning Officer
April 20, 2026
Page 2

protection rate of 85% for aboveground improvements; 6) variances from Sections 180-95(B)(11)(e) and 180-95(B)(11)(h) to permit disturbance, grading, building, vegetation removal, traffic, parking and excavation within the riparian and wetland buffers, including underground utilities and stormwater improvements; and to permit less than 85% of the riparian buffer protection rate at an amount as authorized by the Township Engineer and/or applicable outside agency; 7) a variance from Section 180-97(A) to not provide a buffer along the abutting commercial uses to the east and south; 8) a variance from Section 180-116(C)(3)(a) to allow more than 8 townhomes in one cluster; and 9) any other relief as determined necessary by the Zoning Officer. The requested relief should be approved as set forth in the enclosed Supplemental Statement.

Please place this zoning submission on the Zoning Hearing Board's June 22, 2026 Agenda.

If any further documentation is needed, please feel free to contact me. Thank you for your help.

Very truly yours,



Catherine E. N. Durso

CEND:nmr
Enclosures

cc: One More Steel City, LLC (w/encs. - via e-mail only)
Christian J. Brown, RLA, ASLA (w/encs. - via e-mail only)

LOWER SAUCON TOWNSHIP ZONING HEARING BOARD

IN RE: APPEAL OF ONE MORE STEEL CITY, LLC

SUPPLEMENTAL STATEMENT



I. BACKGROUND

One More Steel City, LLC (“Applicant”), is the owner of property located at 3679 Old Philadelphia Pike in Lower Saucon Township (the “Property”). The Property is located within the VC (Village Center) Zoning District and is +/- 8.35 acres in size. The Applicant is proposing to develop the Property with 19 single-family attached dwellings with detached garages and related parking. The Property currently contains a single-family home, garage and pool. A cluster development with single-family attached dwellings is permitted by right within the VC Zone.

Applicant requests the following relief: 1) a variance from Section 180-116.A(1)(b) to permit the development on an 8.35 acre tract where 10 acres is required; 2) a variance from Section 180-128(B) to allow the detached garages within 10 feet of a property line for the connected townhomes; 3) a variance from Section 180-98(B)(3)(e) for the proposed access drive; 4) variances from Sections 180-116(A)(1)(f) and 180-116(A)(3) to not require internal roadways; that the access drives not be designed to street standards; and to not require views to be minimized by changes in topography, vegetation or additional landscaping; 5) a variance from Section 180-95(B)(7)(b)’s riparian buffer protection rate of 85% for aboveground improvements; 6) variances from Sections 180-95(B)(11)(e) and 180-95(B)(11)(h) to permit disturbance, grading, building, vegetation removal, traffic, parking and excavation within the riparian and wetland buffers, including underground utilities and stormwater improvements; and to permit less than 85% of the riparian buffer protection rate at an amount as authorized by the Township Engineer and/or applicable outside agency; 7) a variance from Section 180-97(A) to not provide a buffer along the abutting commercial uses to the east and south; 8) a variance from Section 180-116(C)(3)(a) to allow more than 8 townhomes in one cluster; and 9) any other relief as determined necessary by the Zoning Officer. The requested relief should be approved as set forth below.

II. REQUESTED RELIEF

The Property is located on Old Philadelphia Pike across from the municipal complex and auto collision building and west of numerous commercial uses fronting on Route 378. This location makes the proposed townhomes a natural complement to the adjacent uses. Applicant’s goal is to develop this unique Property in a manner that limits disturbance of the resource protected areas on the Property while providing for a permitted use. The Property contains a residential use that includes a single-family structure located within the required front yard setback. The minimum lot requirement in the VC Zone is 8,000 square feet for permitted uses, but ten (10) acres for a cluster development as per Ordinance Section 180-116(A)(1)(b). The Property is 8.35 acres in size and a variance is requested from 10 acre minimum requirement to permit 19 single-family attached dwellings on an 8.35 acre tract. Public water and sewer will be provided. Granting a

variance from the minimum lot requirement is appropriate given the uniqueness of the Property and that the proposed townhomes can easily be accommodated on the Property. The project design is deliberately scaled to confluent the character of the Village Center neighborhood. The proposed setback reflects the commonality along Old Philadelphia Pike which combined with the size orientation and character of the proposed building brings harmony to the area as permitted by Zoning Ordinance Section 180-92(B). Maximum impervious coverage permitted is 40% where 29.16% is proposed and only 19 dwelling units are proposed where 44 are permitted. Single-family cluster developments requires three (3) parking spaces per unit and four (4) parking spaces per unit are proposed.

The Property location is unique as the surrounding uses on Old Philadelphia Pike are located close to the road as are the proposed townhomes. Locating close to Old Philadelphia Pike is in keeping with the surrounding neighborhood. Access to the Property is proposed via two 25-foot wide access drives off Old Philadelphia Pike. The access drives are oriented to be directly across from existing access drives where possible and far enough away from existing access drives to provide safe entry and exit into the Property. The Zoning Officer previously confirmed that pursuant to Section 180-92(B) the front yard setback requirement is met by using the average of existing front yards and that an 18-foot front yard setback should apply, which is provided. Ordinance Section 180-128(B) requires that no accessory building structure or use shall be placed within 10 feet of a property line. Given the unique design of a townhome, it is necessary for the proposed detached garages to be closer than 10 feet to the property line as the fee owned townhomes will not be able to meet the 10 foot requirement for those units that are side-by-side. If the garages were connected to the townhome, a variance would not be needed. Given that some of the townhomes are internally connected, it is appropriate that setback variances be granted.

Ordinance Section 180-98(B)(3)(e) states that "where possible" access should be not less than 175 feet from the intersection of any street center line or other driveway center line. Sections 180-98(B)(4)(a)&(b) state that "normally" only one driveway will be permitted and that no more than two driveways be permitted onto any one public street. Applicant is proposing two driveways onto a public street as shown on the plan. The location of the driveways will enable direct access into the detached garages and will be done in a manner that will enable safe access into and out of the Property. To the extent the proximity to the driveway to the accessory garage across the street is applicable, a variance should be granted. It is not possible to locate both the access drives more than the required 175 feet given the numerous access drives located off Old Philadelphia Pike in the vicinity of the Property.

Ordinance Section 180-116 provides requirements for single-family cluster developments. Subsection (A)(3) provides for internal roadways and subsection A(1)(f) provides for street/roadway design requirements. There is no prohibition in Section 180-116 for a cluster development to be served by internal private drives and no streets are proposed. Street is defined as "a strip of land including the required right-of-way intended for use as a means of vehicular and pedestrian traffic and shown on the Official Map or on a filed plat and would include street, avenue, boulevard, road, highway, parkway or lane". In this instance, requiring compliance with street requirements when the VC District encourages development along a road, goes against the intent of the VC Zone. The Applicant requests variances from Sections 180-116(A)(3) and 180-116(A)(1)(f) and the requirements related to road or street design. Applicant submits that what is proposed constitutes a "drive" as that term is defined in the Lower Saucon Township Subdivision

and Land Development Ordinance which is “a minor vehicular access between a street and a parking area, or garage within a lot or property.” Applicant is required to meet the access drive standard and not the requirements for a road or street as same is not proposed. Having two (2) access drives is minimal in nature considering that if the Property were subdivided into separate residential lots for single family homes, there would be multiple access drives off Old Philadelphia Pike and more than proposed. The design of the access drives is to limit additional land disturbance within the riparian buffer. The Property is unique in that the portions of the Property located outside the riparian buffer are limited to being along the front and rear of the Property. Applicant is not proposing to disturb the area along the rear abutting the commercial properties on Route 378. Disturbance is limited to the front of the Property. Accordingly, the requested relief should be granted.

Ordinance Section 180-95(B)(7)(b) requires a riparian buffer to have a protection rate of 85%. Applicant submits that the protection rate percentage should not apply to underground utilities or stormwater improvements and should apply to aboveground improvements only. Applicant requests a variance to permit an increase in the protection rate since the encroachments are directly related to the required improvements that will continue to evolve during the land development process and variances from Sections 180-95(B)(11)(e) and 180-95(B)(11)(h) to permit disturbance, grading, building, vegetation removal, traffic, parking and excavation within riparian and wetland buffers. Having the protection rate apply to underground improvements such as utilities is not practical when developing a site and is not necessary in order to protect the riparian area. Applicant requests a variance from Section 180-95(B)(7)(b) to permit less than 85% at an amount as authorized by the Township Engineer and/or applicable outside agency. Section 180-95(B)(11)(a) prohibits removal or disturbance in a manner that is inconsistent with E&S and riparian protection activities. What is proposed is not inconsistent. Based on the net buildable area, 44 dwelling units are permitted where only 19 are proposed. Relief is needed to permit disturbance, grading, etc. within the riparian and wetland buffers given the unique features of Property. Approving these items within these areas and buffers will not adversely impact these areas. The requested relief is the minimum amount necessary to accommodate the construction of the proposed development.

Applicant is proposing 5.98 acres of open space. This open space would be subject to a recorded covenant against the Property to enable the area to be preserved and remain undeveloped. Applicant is proposing to keep a portion of the original structure foundation to be accessible to the public via a public access easement and pathway from Old Philadelphia Pike. A sign/kiosk as shown on the submitted plans is also proposed to memorialize and educate the public to the significance of the former building. The Lower Saucon Township Historic Committee requested that the foundation of the building, which was formerly the shop of John Frederick Plueger, be preserved. The Committee advised this building has significance in the history of the Township related to the Underground Railroad.

Ordinance Section 180-97(A) requires buffer yards along incompatible abutting land uses. Since a residential use is proposed, if the abutting land use is industrial, commercial, office or agricultural, a buffer is required. In this case, properties to the east of the site are various commercial uses located along Route 378. Applicant’s development includes preserving more than half of the property which includes existing vegetation along the boundary with the properties fronting on Route 378. Additionally, a property to the south which also fronts on Route 378 is used for automotive purposes. Adjacent to that property is a wetland. The wetland boundary area

will not be disturbed and there is existing vegetation within that area. Applicant requests a variance to not require additional buffer along these properties since the existing dense vegetation will remain, the presence of wetlands and since no disturbance along these property lines is proposed.

The project configuration has been modified to accommodate the preservation of the historic foundation as requested by the Historic Committee as noted above. The location of the foundation combined with the necessary locations for the two access driveways results in a need to combine 9 townhomes in one of the three clusters of townhomes. This exceeds the maximum number of 8 units permitted per Ordinance Section 180-116(C)(3)(a). Relief should be granted since adhering to the 8 unit maximum would result in the inability to preserve the foundation given the uniqueness of the Property.

The requested variances should be considered dimensional in nature. Applicant submits that granting the requested relief will not create an adverse impact on public health, safety or welfare or the surrounding area. Granting the requested relief will not substantially impact neighboring property values and is not otherwise detrimental to the welfare of the community. The improvements will be designed and located so that public health, safety, welfare and convenience are protected. The design is appropriate for the character of the area and the use is permitted by right on the Property. The Property creates a hardship in that it has a limited area along the front and rear of the tract outside of wetlands and other environmentally sensitive areas. The proposed development will be compatible with the surrounding commercial and residential uses.

III. CONCLUSION

For the aforementioned reasons, the requested relief should be granted.

Respectfully submitted,

FITZPATRICK LENTZ & BUBBA, P.C.

By: 

Catherine E. N. Durso, Esquire
Attorneys for Applicant
Two City Center
645 West Hamilton Street, Suite 800
Allentown, PA 18101
(610) 797-9000

Date: April 20, 2026

Memo

Lower Saucon Township Zoning Office

To: Jay Finnigan, Township Manager
CC: Township Council
From: Tyler Mitch, Zoning Officer
Date: June 9, 2026
Re: Amended ZHB application, Var. 04-26

Background Information

Owner: One More Steel City, LLC
Applicant: One More Steel City, LLC
Property Location: 3679 Old Philadelphia Pike, Bethlehem, PA 18015
TMP# Q6 SW2 3 14 0719
Zoning district: VC (Village Center District)

Variances requested from Section(s):

§180-116 A (1)(b) Single-family cluster developments

Requesting relief from above-mentioned ordinance to allow for the development to be constructed on an 8.35 acre tract where 10 is required, for a relief of 1.65 acres.

§180-128 B Purpose

Requesting relief from above-mentioned ordinance to allow for construction of detached garages less than 10 feet from the property line for connected townhomes where a setback of 10 feet is required.

§180-98 B (3)(e) Traffic impact; driveways; off-street parking and loading; drive-in facilities; required rights-of-way

Requesting favorable interpretation or, in the alternative, requesting relief regarding the proposed access drive.

§180-116 A (1)(f) and A (3) Single-family cluster developments

Requesting favorable interpretation or, in the alternative, requesting not to require internal roadways, to not require access drives be designed to street standards, and to not require views to be minimized by changes in topography, vegetation, or additional landscaping.

§180-95 B (7)(b) Environmental protection standards

Requesting a variance to allow 21.81% disturbance rate, 6.81% over the allowable 15%.

§180-95 B (11)(e) and (h) Environmental protection standards

Requesting relief from above-mentioned ordinance to allow for earth disturbance, grading, building, vegetation removal, traffic, parking, and excavation within the riparian and wetland buffers.

§180-95 B (11)(e) Environmental protection standards

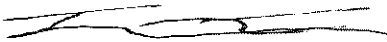
Requesting relief from above-mentioned ordinance if the Board decides that the ordinance extends to underground improvements to allow for less than 85% disturbance of natural resource areas for the parking of motorized vehicles as authorized by the Township Engineer and/or applicable outside agency, where no disturbance is allowed.

§180-97 A Landscaping

Requesting relief from above-mentioned ordinance to not require a buffer along the existing abutting commercial uses, where a buffer is required.

§180-116 (C)(3)(a) Single-family cluster developments

Requesting relief from above-mentioned ordinance to allow for the construction of more than eight (8) single-family attached dwellings per grouping.



Tyler Mitch
SFM Consulting, LLC
Lower Saucon Township Zoning Officer

Goudsouzian Associates

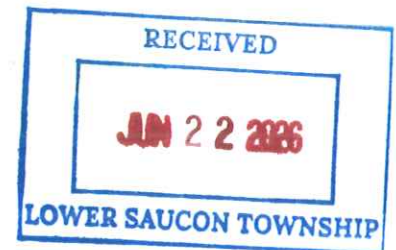
STEVEN N. GOUDSOUZIAN
STEVEN@SNG-LAW.COM

STEVEN N. GOUDSOUZIAN*
NICOLE M. THOMAS†
STEPHANIE J. STEWARD
KRISTINE B. PURCELL ~
IRENE MONTERO-HARRIS
CHRISTINE M. HUNT^
MATTHEW C. POTTS, OF COUNSEL

June 22, 2026

VIA EMAIL ONLY TO attorneyarifaj@gmail.com

Syzane Arifaj, Esquire
318 Spring Garden Street
Easton, PA 18042



**Re: Lower Saucon Township
Zoning General
Variance Application 04-26
One More Steel City – 3679 Old Philadelphia Pike
Our File 2024-06571**

Dear Attorney Arifaj:

On Wednesday, June 17, 2026, Lower Saucon Township council reviewed the One More Steel City variance application. Township Council authorized my office to write a letter to you as Solicitor to the Lower Saucon Township Zoning Hearing Board indicating the support of Township Council to the application conditioned on the following:

1. Applicant shall establish a historical marker and a historical kiosk on the property; and
2. Applicant shall provide public access to the historical marker and historical kiosk;
3. Applicant shall establish a conservation easement/deed restriction for the area between the riparian buffer and Route 378.

Thank you.

Syzane Arifaj, Esquire
June 22, 2026
Page 2

Respectfully yours,

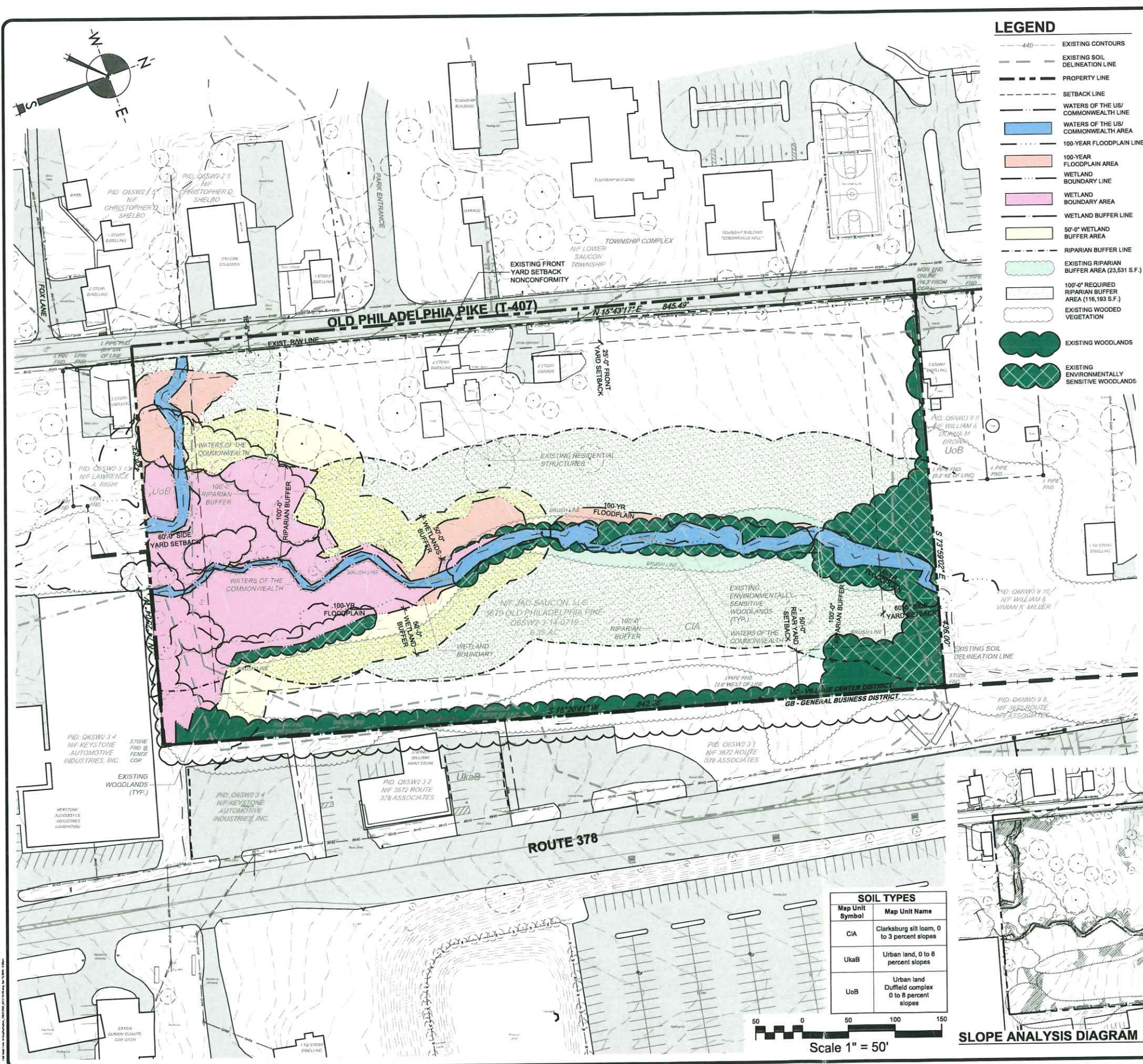
GOUDSOUZIAN & ASSOCIATES

A handwritten signature in blue ink, consisting of a long, sweeping horizontal stroke followed by a stylized, angular flourish.

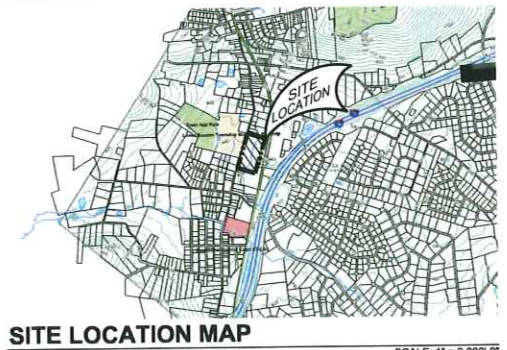
Steven N. Goudsouzian

SNG:sa

cc: John J. Finnigan, Jr., Acting Township Manager (via email
manager@lowersaucontownship.org)
Tyler Mitch, Zoning Officer (via email tyler@sfmconsultingllc.org)
Molly Bender (via email mbender@lowersaucontownship.org)



- LEGEND**
- 440--- EXISTING CONTOURS
 - - - - - EXISTING SOIL DELINEATION LINE
 - - - - - PROPERTY LINE
 - - - - - SETBACK LINE
 - - - - - WATERS OF THE US/ COMMONWEALTH LINE
 - - - - - WATERS OF THE US/ COMMONWEALTH AREA
 - - - - - 100-YEAR FLOODPLAIN LINE
 - - - - - 100-YEAR FLOODPLAIN AREA
 - - - - - WETLAND BOUNDARY LINE
 - - - - - WETLAND BUFFER LINE
 - - - - - 50'-0" WETLAND BUFFER AREA
 - - - - - RIPARIAN BUFFER LINE
 - - - - - EXISTING RIPARIAN BUFFER AREA (23,531 S.F.)
 - - - - - 100'-0" REQUIRED RIPARIAN BUFFER AREA (116,193 S.F.)
 - - - - - EXISTING WOODED VEGETATION
 - - - - - EXISTING WOODLANDS
 - - - - - EXISTING ENVIRONMENTALLY SENSITIVE WOODLANDS



SITE INFORMATION:

SITE INFORMATION WAS COMPILED FROM AN EXISTING CONDITIONS SURVEY PREPARED BY TAYLOR WISEMAN & TAYLOR (267-656-1020) DATED 03/28/2023, AERIAL PHOTOGRAPHY & SITE OBSERVATION.

SITE DATA

PROJECT LOCATION: 3679 OLD PHILADELPHIA PIKE
OWNER/ APPLICANT: ONE MORE STEEL CITY, LLC
4511 FALMER DRIVE
BETHLEHEM, PA 18020
VC - VILLAGE CENTER
BOOK 2019-1, PAGE 11004
Q6SW2-3-14-0719

ZONING: DEED REFERENCE: PARCEL ID:

BASE SITE AREA

1 GROSS SITE AREA	8.35 AC
2 SUBTRACT:	
LAND THAT IS NOT CONTIGUOUS	0 AC
LAND WITHIN EXISTING ROW	27 AC
LAND WITHIN REQUIRED ROW	0.16 AC
LAND WITHIN EASEMENTS/ COVENANTS	0 AC
3 EQUALS BASE SITE AREA	7.92 AC

RESOURCE PROTECTION LANDS

NATURAL RESOURCE	% PRESERVATION	LAND IN RESOURCE (AC)	PROTECTION LAND (AC)
FLOODPLAINS	100%	0.38	*0.38
FLOODPLAIN SOILS	100%	0.00	*0.00
WETLAND BUFFER (50'-0")	85%	0.21	0.18
WETLANDS	100%	1.03	*1.03
WATERS OF US/ COMMONWEALTH	100%	0.35	*0.35
LAKES/ PONDS	100%	0.00	*0.00
ENV. SENSITIVE WOODLANDS	85%	0.57	*0.48
STEEP SLOPES GREATER THAN 25%	85%	0.00	*0.00
ROCK OUTCROPS	85%	0.00	*0.00
RIPARIAN BUFFER	85%	3.21	2.51
WOODLANDS	80%	0.37	*0.30
STEEP SLOPES >15%, <25%	70%	0.00	*0.00
STEEP SLOPES >8%, <15%	60%	0.39	*0.23
TOTAL LAND IN RESOURCES		6.51	5.46
TOTAL RESOURCE PROTECTION LAND			5.46

* RESOURCE PROTECTION LAND USED TO COMPUTE BUILDABLE SITE AREA.

BUILDABLE SITE AREA

1 BASE SITE AREA	7.92 AC
2 SUBTRACT RESOURCE PROTECTION LAND*	(-) 2.77 AC
3 EQUALS NET BUILDABLE SITE AREA (NBSA)	5.15 AC

MAX DWELLING UNITS

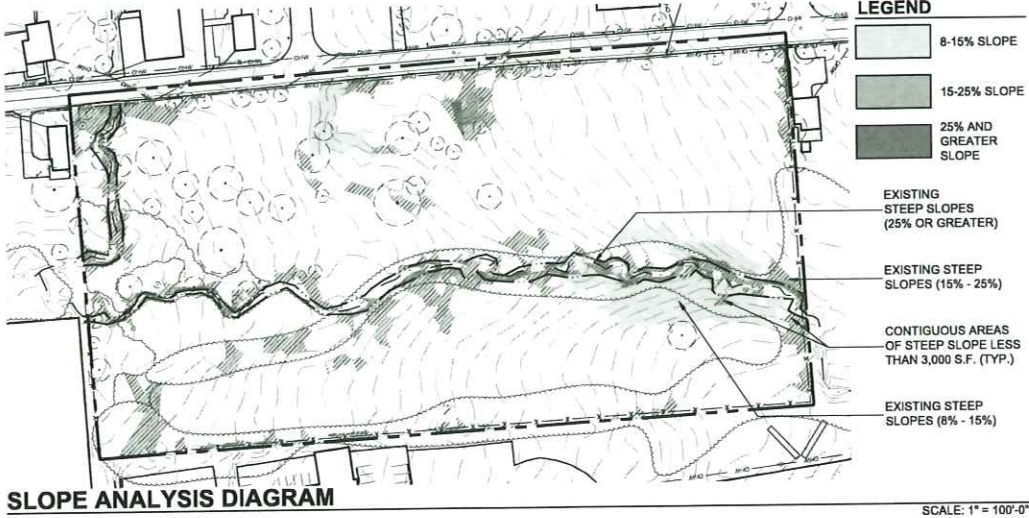
1 NET BUILDABLE SITE AREA (NBSA)	5.15 AC
2 5.15 AC X .40 (40% OF NBSA)	(=) 2.06 AC
3 2.06 AC/ 0.0459 AC. (2,000 S.F.) = MAX. PERMITTED D.U.	44

MAX IMPERVIOUS SURFACE

1 NET BUILDABLE SITE AREA	5.15 AC
2 MAX IMPERVIOUS SURFACE RATIO (40%)	(X) 0.40
3 EQUALS MAX. IMPERVIOUS SURFACE	2.06 AC

SOIL TYPES

Map Unit Symbol	Map Unit Name
CIA	Clarksburg silt loam, 0 to 3 percent slopes
UkaB	Urban land, 0 to 8 percent slopes
UoB	Urban land Duffield complex 0 to 8 percent slopes



- LEGEND**
- 8-15% SLOPE
 - 15-25% SLOPE
 - 25% AND GREATER SLOPE
 - EXISTING STEEP SLOPES (25% OR GREATER)
 - EXISTING STEEP SLOPES (15% - 25%)
 - CONTIGUOUS AREAS OF STEEP SLOPE LESS THAN 3,000 S.F. (TYP.)
 - EXISTING STEEP SLOPES (8% - 15%)



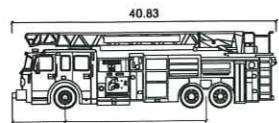
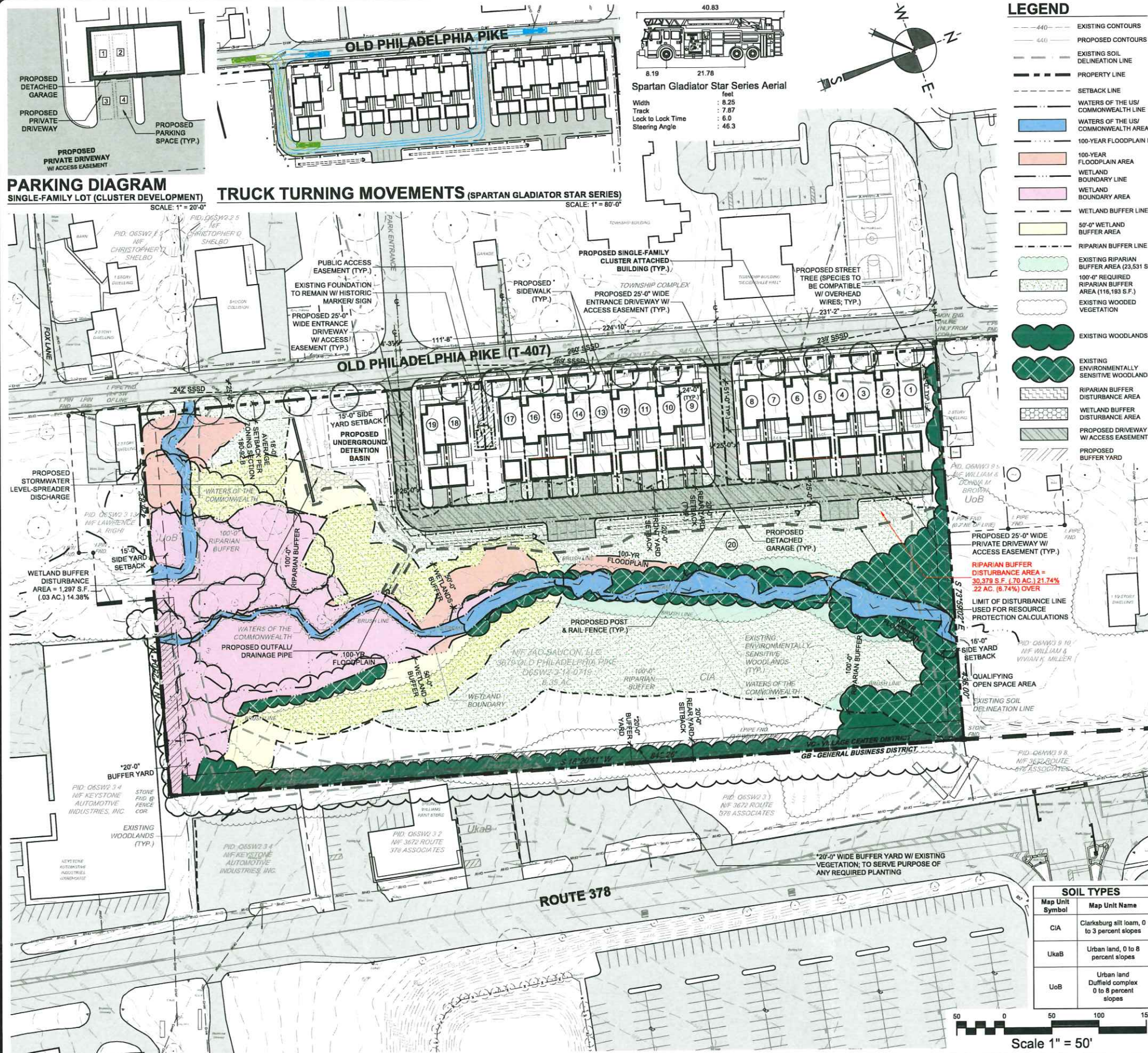
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LAND ARCHITECTURE | PLANNING | DESIGN
347 north ninth street old allenstown pa, 18102
phone: 610 821 4252 | www.browndesigncorp.com



LOCATED IN:
LOWER SAUCON TWP
NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA

OLD PHILADELPHIA PIKE DEVELOPMENT
3679 OLD PHILADELPHIA PIKE LOWER SAUCON TWP, PA

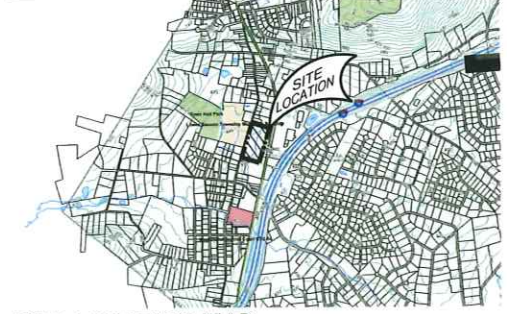
EXISTING CONDITIONS



PARKING DIAGRAM
SINGLE-FAMILY LOT (CLUSTER DEVELOPMENT)
SCALE: 1" = 20'-0"

TRUCK TURNING MOVEMENTS (SPARTAN GLADIATOR STAR SERIES)
SCALE: 1" = 80'-0"

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SOIL DELINEATION LINE
 - PROPERTY LINE
 - SETBACK LINE
 - WATERS OF THE US/ COMMONWEALTH LINE
 - WATERS OF THE US/ COMMONWEALTH AREA
 - 100-YEAR FLOODPLAIN LINE
 - 100-YEAR FLOODPLAIN AREA
 - WETLAND BOUNDARY LINE
 - WETLAND BOUNDARY AREA
 - WETLAND BUFFER LINE
 - 50'-0" WETLAND BUFFER AREA
 - RIPIARIAN BUFFER LINE
 - EXISTING RIPARIAN BUFFER AREA (23,531 S.F.)
 - 100'-0" REQUIRED RIPARIAN BUFFER AREA (116,193 S.F.)
 - EXISTING WOODED VEGETATION
 - EXISTING WOODLANDS
 - EXISTING ENVIRONMENTALLY SENSITIVE WOODLANDS
 - RIPIARIAN BUFFER DISTURBANCE AREA
 - WETLAND BUFFER DISTURBANCE AREA
 - PROPOSED DRIVEWAY W/ ACCESS EASEMENT
 - PROPOSED BUFFER YARD



SITE LOCATION MAP
SCALE: 1" = 2,000'-0"

SITE INFORMATION:

SITE INFORMATION WAS COMPILED FROM AN EXISTING CONDITIONS SURVEY PREPARED BY TAYLOR WISEMAN & TAYLOR (267-856-1020) DATED 03/28/2023, AERIAL PHOTOGRAPHY & SITE OBSERVATION.

PROJECT LOCATION: 3679 OLD PHILADELPHIA PIKE
OWNER/ APPLICANT: ONE MORE STEEL CITY, LLC
ZONING: VC - VILLAGE CENTER
DEED REFERENCE: BOOK 2019-1, PAGE 11004
PARCEL ID: Q6SW2-3-14-0719

BASE SITE AREA

1 GROSS SITE AREA	8.35 AC
2 SUBTRACT:	
LAND THAT IS NOT CONTIGUOUS	0 AC
LAND WITHIN EXISTING ROW	27 AC
LAND WITHIN REQUIRED ROW	0.16 AC
LAND WITHIN EASEMENTS/ COVENANTS	0 AC
3 EQUALS BASE SITE AREA	7.92 AC

RESOURCE PROTECTION LANDS

NATURAL RESOURCE	% PRESERVATION	LAND IN RESOURCE (AC)	PROTECTION LAND (AC)
FLOODPLAINS	100%	0.38	*0.38
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WETLANDS	100%	1.03	*1.03
WATERS OF US/ COMMONWEALTH	100%	0.35	*0.35
LAKES/ PONDS	100%	0.00	*0.00
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ROCK OUTCROPS	85%	0.00	*0.00
RIPIARIAN BUFFER	85%	3.21	2.51
WOODLANDS	80%	0.37	*0.30
STEEP SLOPES >15%, <25%	70%	0.00	*0.00
STEEP SLOPES >8%, <15%	60%	0.39	*0.23
TOTAL LAND IN RESOURCES		6.51	
TOTAL RESOURCE PROTECTION LAND			5.48

* RESOURCE PROTECTION LAND USED TO COMPUTE BUILDABLE SITE AREA.

BUILDABLE SITE AREA

1 BASE SITE AREA	7.92 AC
2 SUBTRACT RESOURCE PROTECTION LAND*	(-) 5.48 AC
3 EQUALS NET BUILDABLE SITE AREA (NBSA)	(=) 2.44 AC

MAX DWELLING UNITS

1 NET BUILDABLE SITE AREA (NBSA)	2.44 AC
2 5.15 AC X .40 (40% OF NBSA)	(=) 2.06 AC
3 2.06 AC/ 0.0459 AC, (2,000 S.F.) = MAX. PERMITTED D.U.	44

MAX IMPERVIOUS SURFACE

1 NET BUILDABLE SITE AREA	2.44 AC
2 MAX IMPERVIOUS SURFACE RATIO (40%)	(x) 0.98 AC
3 EQUALS MAX. IMPERVIOUS SURFACE	2.06 AC

ZONING REQUIREMENTS

CRITERIA	PERMITTED/ REQUIRED	PROPOSED
USE	SINGLE-FAMILY CLUSTER DEVELOPMENT	SINGLE-FAMILY CLUSTER DEVELOPMENT
DWELLING TYPE	SINGLE-FAMILY ATTACHED DWELLING	SINGLE-FAMILY ATTACHED DWELLING
ZONING DISTRICT	VC	VC
MIN. LOT AREA	10 ACRES	8.35 ACRES
MIN. LOT WIDTH	60 FT.	845.49 FT.
MIN. LOT AREA (SF)	2,000 SF	3,144 SF
MAX. BUILDING HEIGHT	35 FT.	35 FT.
MAX. IMPERVIOUS COVER	40% (2.24 ACRES)	28.16% (1.63 ACRES)
MIN. FRONT YARD	20 FT.	18 FT.*
MIN. REAR YARD	20 FT.	20 FT.
MIN. SIDE YARD	15 FT.	15 FT.
REQUIRED PARKING	3 SPACES/ UNIT	4 SPACES/ UNIT**
ZONING (MIN. REQUIRED AREA)	80% = 4.75 AC	
OPEN SPACE	2,000 SF/UNIT = 0.964 AC	5.88 AC

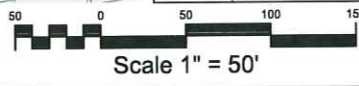
* THE PROJECT IS DELIBERATELY SCALED TO COMPLIMENT THE CHARACTER OF THIS VILLAGE CENTER NEIGHBORHOOD THE PROPOSED SET-BACK REFLECTS THE COMMONALITY ALONG OLD PHILADELPHIA PIKE WHICH COMBINED WITH THE SIZE, ORIENTATION AND CHARACTER OF THE PROPOSED BUILDINGS BRINGS HARMONY TO THE AREA AS PER ZONING SECTION 180-92.9.
** SEE SINGLE-FAMILY LOT - PARKING DIAGRAM

ADDITIONAL REQUIREMENTS

- PUBLIC WATER AND SEWER ARE REQUIRED.
- VARIATION IN ROOFLINE, FACADE AND SETBACKS IS REQUIRED.
- NO MORE THAN EIGHT SINGLE-FAMILY ATTACHED DWELLINGS SHALL BE PERMITTED IN ONE GROUP OR STRUCTURE.
- NO SINGLE-FAMILY ATTACHED STRUCTURE SHALL BE CLOSER THAN 35 FEET TO ANOTHER SINGLE-FAMILY ATTACHED STRUCTURE.

SOIL TYPES

Map Unit Symbol	Map Unit Name
CIA	Clarksburg silt loam, 0 to 3 percent slopes
UkaB	Urban land, 0 to 8 percent slopes
UoB	Urban land Duffield complex 0 to 8 percent slopes



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LOCATED IN:
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COMMONWEALTH OF PENNSYLVANIA

OLD PHILADELPHIA PIKE DEVELOPMENT
3679 OLD PHILADELPHIA PIKE LOWER SAUCON TWP. PA

SITE PLAN



OPEN SPACE SUMMARY:
SINGLE-FAMILY CLUSTER ATTACHED

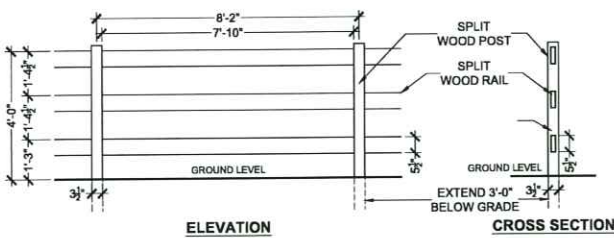
BASE SITE AREA	= 7.92 AC
MIN. OPEN SPACE REQUIRED	= 4.75 AC (60%)
QUALIFYING OPEN SPACE PROVIDED	= 5.58 AC (70%)
NON-QUALIFYING OPEN SPACE PROVIDED	= 0.40 AC (5%)
TOTAL OPEN SPACE PROVIDED	= 5.98 AC (75%)

OPEN SPACE NOTES:

- Open space land shall not be separately sold or further subdivided, except for transfer to the municipality or a conservation organization approved by the municipality.
- Open space land shall not be further developed, except for recreational facilities.
- The primary use class for the open space shall be "Conservation of open land in its natural state", per §180-116.2(g).
- A portion of the open space is potentially usable for recreation land in accordance with SALDO §145-51(d) with the required min. 50' frontage on Old Philadelphia Pike.

LEGEND

	OPEN SPACE BOUNDARY
	NON-QUALIFYING OPEN SPACE
	EXISTING ASPHALT PAVING
	PROPOSED ASPHALT PAVING
	WATERS OF THE US/ COMMONWEALTH AREA
	AREA OF PREVIOUSLY MOWN LAWN TO BE LEFT TO NATURALIZE
	PROPOSED LANDSCAPE
	PROPOSED SINGLE-FAMILY CLUSTER ATTACHED BUILDING
	EXISTING WOODED VEGETATION
	EXISTING TREE
	EXISTING BRUSH AND WET MEADOW



POST & RAIL FENCE - 3-RAIL



HISTORIC MARKER / KIOSK

In recognition of original landowner and connection with the Underground Railroad; potential to repurpose materials from the existing historic homestead.

RECEIVED

APR 20 2026

LOWER SAUCON TWP. ZONING OFFICE

BROWN DESIGN
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347 north ninth street old allenstown pa, 18102
phone: 610 821 4252 | www.browndesigncorp.com



LOCATED IN:
LOWER SAUCON TWP
NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA

OLD PHILADELPHIA PIKE DEVELOPMENT
3879 OLD PHILADELPHIA PIKE LOWER SAUCON TWP, PA
OPEN SPACE PLAN



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

September 4, 2026

Lehigh Valley Press

ATTN: Legal Ads

Dear Sir/Madam:

Please put the attached legal ad in the Lehigh Valley Press two (2) times, first on Wednesday, September 16, 2026 and second on Wednesday, September 23, 2026. Also send proof of publication with an affidavit and bill to the above address. Thank you.

Yours truly,

Keith Easely
Chairman

mgb

cc: Zoning Hearing Board
Syzane Arifaj, Esquire

RUN DATES – 09/16/26 & 09/23/26

START AD

NOTICE OF BUSINESS MEETING
LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD

The Lower Saucon Township Zoning Hearing Board will hold a business meeting in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, PA 18015 on Monday, September 28, 2026 at 7:00 p.m.

The following requests are scheduled to be heard:

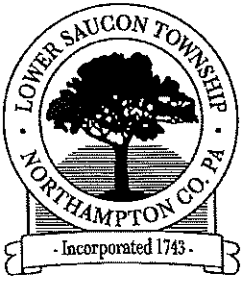
Ricky Steely and Timothy Steely have filed a variance request seeking relief from Section 180-23(A) in order to construct a shed which will not meet the minimum front yard setback. This property is located at 2485 Applebutter Road, Hellertown, Northampton County. Tax Map: N8-14-15A.

One More Steel City, LLC has filed a variance request seeking relief from Sections 180-116.A(1)(b); 180-128(B); 180-98(B)(3)(e); 180-116(A)(1)(f); 180-116(A)(3); 180-95(B)(7)(b); 180-95(B)(11)(e); 180-95(B)(11)(h); 180-97(A); and 180-116(C)(3)(a) in order to develop the property with 19 single-family attached dwellings with detached garages and related parking. This property is located at 3679 Old Philadelphia Pike, Bethlehem, Northampton County. Tax Map: Q6SW2-3-14.

Any parties interested in the above referenced items may attend this meeting or may review the information pertaining to the above appeal available at Town Hall, Monday through Thursday 7:30 a.m. to 4:00 p.m. and Friday 7:30 a.m. to 1:30 p.m.

Keith Easely
Chairman

END AD



Lower Saucon Township

3700 Old Philadelphia Pike, Bethlehem, PA 18015 610-865-3291 Fax 610-867-3580

September 17, 2026

One More Steel City, LLC
4511 Falmer Dr.
Bethlehem, PA 18020

RE: One More Steel City Variance 04-26
3679 Old Philadelphia Pike
Tax Map: Q6SW2-3-14
Zone: VC

Dear Sir/Madam:

Your request for a Variance to the Zoning Hearing Board seeking relief from Sections 180-116.A(1)(b); 180-128(B); 180-98(B)(3)(e); 180-116(A)(1)(f); 180-116(A)(3); 180-95(B)(7)(b); 180-95(B)(11)(e); 180-95(B)(11)(h); 180-97(A); and 180-116(C)(3)(a) in order to develop the property with 19 single-family attached dwellings with detached garages and related parking which will encroach into floodplain soils and environmentally sensitive woodlands will be heard on Monday, September 28, 2026 at 7:00 p.m. in Lower Saucon Town Hall, 3700 Old Philadelphia Pike, Bethlehem, Northampton County.

You and/or a representative must attend the hearing.

Yours truly,

Keith Easely
Chairman

mgb

cc: Zoning Hearing Board
Syzane Arifaj, Esq.
Catherine E. N. Durso, Esq., 645 W. Hamilton St., Ste. 800, Allentown, PA 18101

VERIFICATION OF POSTED PROPERTY

To Be Posted By - September 21, 2026

Location - 3679 Old Philadelphia Pike

Owner of Property - One More Steel City, LLC

Hearing Date - September 28, 2026 Hearing No. VAR 04-26

Date Property Inspected - 9/21/26

Inspecting Officer - [Signature] Badge #

PROPERTY HAS BEEN POSTED ☒ **YES** ☐ **NO**

This form must be returned to
the Zoning Office no later than September 21, 2026

N O T I C E

A REQUEST HAS BEEN SUBMITTED TO THE ZONING HEARING BOARD REGARDING THE USE OF THIS PROPERTY. A PUBLIC HEARING WILL BE HELD ON SEPTEMBER 28, 2026 AT 7:00 P.M. AT THE TOWNSHIP BUILDING LOWER SAUCON TOWNSHIP.

**One More Steel City, LLC
3679 Old Philadelphia Pike
Tax Parcel: Q6SW2-3-14**

AFFIDAVIT OF MAILING

STATE OF PENNSYLVANIA)
 : SS:
COUNTY OF LEHIGH)

Before me, the undersigned Notary Public, this day personally appeared Catherine E.N. Durso, Esquire before me, who being duly sworn according to law, deposes, says and confirms that letters of notification of the Zoning Board Hearing were sent on September 18, 2026, being more than ten (10) days prior to the scheduled hearing, via First Class Mail to surrounding property owners within a 200-foot radius of property located at 3679 Old Philadelphia Pike and owned by One More Steel City, LLC relative to the Zoning Board Hearing scheduled for September 28, 2026. The list of property owners provided notice is attached as Exhibit "A". A copy of the letter and stamped envelopes to the property owners are attached as Exhibit "B", and the USPS Form 3665 is attached as Exhibit "C".



Catherine E.N. Durso, Esquire

Subscribed and sworn to before me

this 18th day of September, 2026.


Notary Public

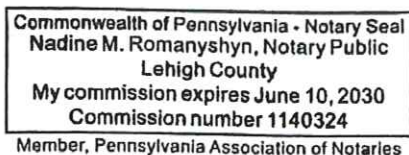


EXHIBIT "A"

List of Property Owners Provided Notice

1. Lower Saucon Authority
3690 Old Philadelphia Pike
Bethlehem, PA 18015-5425
2. Lawrence A. Righi
3667 Old Philadelphia Pike
Bethlehem, PA 18015-5424
3. Dunne Manning Realty LP
645 Hamilton Street, Suite 500
Allentown, PA 18101-2193
4. Larry L. Jr. & Kelli T. Frable
3664 Old Philadelphia Pike
Bethlehem, PA 18015-5423
5. William L. & Donna M. Brown
3701 Old Philadelphia Pike
Bethlehem, PA 18015-5427
6. Jose Luis Quirizumbay Perez
3707 Old Philadelphia Pike
Bethlehem, PA 18015-5427
7. Christopher D. Shelbo
3678 Old Philadelphia Pike
Bethlehem, PA 18015-5425
8. 3672 Route 378 Associates
3120 Troon Drive
Center Valley, PA 18034-8955
9. One More Steel City LLC
4511 Falmer Drive
Bethlehem, PA 18020-9796
10. Timothy W. Rosengrant
6166 Paradise Valley Road
Cresco, PA 18326-7751
11. Virginia M. Stanglein
3659 Old Philadelphia Pike
Bethlehem, PA 18015-5424

12. Dionisio Fernandez
 3703 Old Philadelphia Pike
 Bethlehem, PA 18015-5427
13. Lower Saucon Township
 3700 Old Philadelphia Pike
 Bethlehem, PA 18015
14. William R. & Vivian K. Miller
 9555 E. Shiloh Street
 Apt. 10104
 Tucson, AZ 85748-3242
15. Keystone Automotive Industries, Inc.
 c/o Real Estate Dept.
 5846 Crossings Blvd.
 Antioch, TN 37013

EXHIBIT "B"

**Letter to Property Owners
and Copy of Stamped Envelopes**



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

kdurso@flblaw.com

Direct Dial: (484) 788-0606

September 18, 2026

Re: Public Notice – Lower Saucon Township Zoning Board Hearing

To Whom It May Concern:

This firm represents One More Steel City, LLC who has filed an application requesting variances to develop property located at 3679 Old Philadelphia Pike with 19 single-family attached dwellings with detached garages and related parking. The Zoning Hearing Board will be holding a hearing on the application on Monday, September 28, 2026, at 7:00 p.m. at Lower Saucon Township Municipal Building, 3700 Old Philadelphia Pike, Bethlehem, PA 18015. You are being sent the attached Public Notice as you own property within 200 feet of the subject property. The details of the requested relief are outlined in the attached Public Notice. Copies of the filing are available at the Township Municipal Building within normal business hours. You are not required to attend the hearing or respond to this letter.

Thank you for your attention.

Very truly yours,

FITZPATRICK LENTZ & BUBBA, P.C.

A handwritten signature in cursive script, appearing to read 'Katherine E. N. Durso'.

Catherine E. N. Durso

CEND:nmr
Enclosure

RUN DATES – 09/16/26 & 09/23/26

START AD

NOTICE OF BUSINESS MEETING
LOWER SAUCON TOWNSHIP
ZONING HEARING BOARD

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One More Steel City, LLC has filed a variance request seeking relief from Sections 180-116.A(1)(b); 180-128(B); 180-98(B)(3)(e); 180-116(A)(1)(f); 180-116(A)(3); 180-95(B)(7)(b); 180-95(B)(11)(e); 180-95(B)(11)(h); 180-97(A); and 180-116(C)(3)(a) in order to develop the property with 19 single-family attached dwellings with detached garages and related parking. This property is located at 3679 Old Philadelphia Pike, Bethlehem, Northampton County. Tax Map: Q6SW2-3-14.

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Keith Easely
Chairman

END AD



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



quadrant
FIRST-CLASS MAIL
IMI
\$000.78⁰
09/18/2026 ZIP 18101
043M31221265

US POSTAGE

Lower Saucon Authority
3690 Old Philadelphia Pike
Bethlehem, PA 18015-5425



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



quadrant
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09/18/2026 ZIP 18101
043M31221265

US POSTAGE

Lawrence A. Righi
3667 Old Philadelphia Pike
Bethlehem, PA 18015-5424



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



US POSTAGE

Dunne Manning Realty LP
645 Hamilton Street, Suite 500
Allentown, PA 18101-2193



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



US POSTAGE

Larry L. Jr. & Kelli T. Frable
3664 Old Philadelphia Pike
Bethlehem, PA 18015-5423



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
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Allentown, PA 18101



quadrant
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09/18/2026 ZIP 18101
043M31221265

William L. & Donna M. Brown
3701 Old Philadelphia Pike
Bethlehem, PA 18015-5427



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



quadrant
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09/18/2026 ZIP 18101
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Jose Luis Quirizumbay Perez
3707 Old Philadelphia Pike
Bethlehem, PA 18015-5427



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



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09/18/2026 ZIP 18101
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US POSTAGE

Christopher D. Shelbo
3678 Old Philadelphia Pike
Bethlehem, PA 18015-5425



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Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



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US POSTAGE

3672 Route 378 Associates
3120 Troon Drive
Center Valley, PA 18034-8955



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645 West Hamilton Street • Suite 800
Allentown, PA 18101



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09/18/2026 ZIP 18101
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One More Steel City LLC
4511 Falmer Drive
Bethlehem, PA 18020-9796



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101

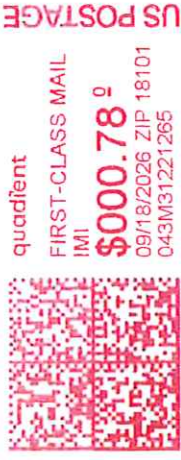


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09/18/2026 ZIP 18101
043M31221265

Timothy W. Rosengrant
6166 Paradise Valley Road
Cresco, PA 18326-7751



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



Virginia M. Stanglein
3659 Old Philadelphia Pike
Bethlehem, PA 18015-5424



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



Dionisio Fernandez
3703 Old Philadelphia Pike
Bethlehem, PA 18015-5427



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



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US POSTAGE

Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015



Fitzpatrick Lentz & Bubba, P.C.
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FIRST-CLASS MAIL
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09/18/2026 ZIP 18101
043M31221265

US POSTAGE

William R. & Vivian K. Miller
9555 E. Shiloh Street
Apt. 10104
Tucson, AZ 85748-3242



Fitzpatrick Lentz & Bubba, P.C.
Two City Center
645 West Hamilton Street • Suite 800
Allentown, PA 18101



quadrant
FIRST-CLASS MAIL
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\$000.78
09/18/2026 ZIP 18101
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US POSTAGE

Keystone Automotive Industries, Inc.
c/o Real Estate Dept.
5846 Crossings Blvd.
Antioch, TN 37013

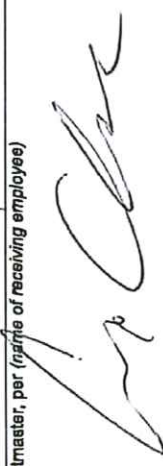
EXHIBIT "C"

USPS Form 3665



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing — Firm (Domestic)

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt			
	6	6	6	6	Postage	Fee	Special Handling	Parcel Airlift
Catherine E.N. Durso, Esquire Fitzpatrick Lentz & Bubba, P.C. Two City Center 645 West Hamilton Street, Suite 800 Allentown, PA 18101	6		6					
Postmaster, per (name of receiving employee) 								
USPS® Tracking Number Firm-specific Identifier					Address (Name, Street, City, State, and ZIP Code™)			
					Lower Saucon Authority 3690 Old Philadelphia Pike Bethlehem, PA 18015-5425			
					Lawrence A. Righi 3667 Old Philadelphia Pike Bethlehem, PA 18015-5424			
					Dunne Manning Realty LP 645 Hamilton Street, Suite 500 Allentown, PA 18101-2193			
					Larry L. Jr. & Kelli T. Frable 3664 Old Philadelphia Pike Bethlehem, PA 18015-5423			
					William L. & Donna M. Brown 3701 Old Philadelphia Pike Bethlehem, PA 18015-5427			
					Jose Luis Quirizumbay Perez 3707 Old Philadelphia Pike Bethlehem, PA 18015-5427			



UNITED STATES
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Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender		TOTAL NO. of Pieces Received at Post Office™		Affix Stamp Here Postmark with Date of Receipt.	
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift		
.....	- Christopher D. Shelbo 3678 Old Philadelphia Pike Bethlehem, PA 18015-5425	\$.78					
.....	- 3672 Route 378 Associates 3120 Troon Drive Center Valley, PA 18034-8955	\$.78					
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UNITED STATES
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Certificate of Mailing — Firm (Domestic)

Name and Address of Sender Catherine E.N. Durso, Esquire Fitzpatrick Lentz & Bubba, P.C. Two City Center 645 West Hamilton Street, Suite 800 Allentown, PA 18101	TOTAL NO. of Pieces Listed by Sender 3	TOTAL NO. of Pieces Received at Post Office™ 3	Affix Stamp Here Postmark with Date of Receipt. quadrant CORRECTION IMI \$002.34 ⁹ 09/18/2026 ZIP 18101 043M31221265 US POSTAGE			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
	Lower Saucon Township 3700 Old Philadelphia Pike Bethlehem, PA 18015		\$.78			
	William R. & Vivian K. Miller 9555 E. Shiloh Street Apt. 10104 Tucson, AZ 85748-3242		\$.78			
	Keystone Automotive Industries, Inc. c/o Real Estate Dept. 5846 Crossings Blvd. Antioch, TN 37013		\$.78			

