

## Legal-Public Notices

NOTICE **FORKS** TOWNSHIP NORTHAMPTON COUNTY, PENNSYLVANIA The **Forks** Township Board of Supervisors will hold a public hearing to consider Ordinance No. 298 which is an amendment to the **Forks** Township Zoning Ordinance. The hearing is scheduled for June 29, 2006 at 7:00 PM in the **Forks** Township Municipal Building, 1606 Sullivan Trail. The **Forks** Township Board of Supervisors will consider adoption of Ordinance No. 298 at its regularly scheduled meeting on July 20, 2006 at 7:30 pm in the **Forks** Township Municipal Building, 1606 Sullivan Trail. Copies of proposed Ordinance No. 298 are available at the **Forks** Township Municipal Building during regular business hours. Propose Ordinance No. 298 is set forth in full below:

ORDINANCE NO. 298 AN ORDINANCE: AMENDING CHAPTER 200 ZONING OF THE CODE OF THE TOWNSHIP OF **FORKS** BY ESTABLISHING A NEW USED KNOWN AS E-27 GROCERY STORE AND ADDING USE E-27 GROCERY STORE AS A CONDITIONAL USE IN THE EC EMPLOYMENT CENTER DISTRICT.

WHEREAS, the Board of Supervisors of **Forks** Township has determined that it is appropriate to amend the **Forks** Township Zoning Ordinance of 2006 by establishing a new use known as E-27 Grocery Store and adding use E-27 Grocery Store as a conditional use in the EC Employment Center District, in order to promote, protect and facilitate the public health, safety and welfare. NOW THEREFORE, pursuant to the Act of 1968, P.L. 805, No. 247, as reenacted and amended be it ordained by the **Forks** Township Board of Supervisors as follows:

SECTION 1- Establishment of New Use. 200-28 E of Chapter 200 Zoning of the Code of the Township of **Forks** is amended by the addition of 200-28.E.27 which shall provide as follows: "27. E-27 Grocery Store. This use shall primarily involve the retail sale of groceries and household items, and shall have a maximum building floor area of 100,000 square feet. The use may also include accessory or closely related commercial uses within the same building, such as a bakery, pharmacy financial institution or restaurant. The use shall not include drive-through service. This use may be place on the same lot or tract as use E -20 Gas Station, provided the requirements for each use are met. (a) This use must be adjacent to an arterial and collector street, or to two arterial streets. (b) The minimum lot size is five acres. ( C) The minimum parking shall be one off-street parking space for every 220 square feet of gross floor area. (d) If a loading dock, compactor, or any related service facilities abut a street then a berm and planting buffer meeting Section 200-38 are required. Such berm shall have a minimum height of four (4) feet and a maximum 3:1 slope ont he street side. The interior side of the berm may utilize a retaining wall or a maximum 2:1 slope, provided that it is stable and maintainable. (e) The lot shall include landscaped island, curbing or similar barriers to channel traffic to follow intended routes and aisles, and shall included provisions to promote safe pedestrian crossings from the parking areas in the store entrances." SECTION 2. Additional Conditional Use in EC Employment Center District. Chapter 200 Zoning of the Code of the Township of **Forks** is amended by adding a new 200-19.A (2) (x) as follows: "(x) E-27 Grocery Store." SECTION 3 Severability. It is hereby declared to be the intent of the Board of Supervisors that: a. If a court of competent jurisdiction declares any provisions of this ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of the ordinance shall continue to be separately and fully effective. b. If a court of competent jurisdiction finds the application of any provision or provisions of this ordinance to any lot, building or other structure, or tract of land, to be invalid or ineffective tin whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be affected SECTION 4. Effective Date. This Ordinance shall be effective five (5) days after its enactment. Karl H. Kline, Esquire, Township Solicitor Karl Kline, PC 2925 William Penn Highway Suite 301 Easton, PA 18045-5283 Township Solicitor -

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