

**BOROUGH OF ALBURTIS
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 403

(Duly Adopted by Council: March 26, 2003;
Enacted without Mayor's Signature: April 9, 2003)

AN ORDINANCE AMENDING THE BOROUGH OF ALBURTIS ZONING ORDINANCE TO CONFORM THE REQUIREMENTS FOR HOME OFFICES AND BUSINESSES TO THE REQUIREMENTS OF STATE ACT 2002-43; TO MAKE A SKETCH PLAN OPTIONAL WHENEVER SUBDIVISION OR LAND DEVELOPMENT APPROVAL IS ALSO REQUIRED FOR A ZONING PERMIT; TO INCREASE THE NUMBER OF SETS OF PLANS WHICH AN APPLICANT MUST SUBMIT WITH A ZONING APPLICATION; TO REMOVE PLANNING COMMISSION JURISDICTION OVER HARDSHIP MODIFICATIONS TO SCREENING REQUIREMENTS; TO PERMIT THE DEFERRAL OF BUFFER-TYPE IMPROVEMENTS OTHERWISE REQUIRED BY THE ZONING ORDINANCE WITH THE CONSENT OF THE PROPERTY OWNER WHO WAS TO BE PROTECTED BY THE IMPROVEMENTS; AND TO PERMIT SIGNS THAT OTHERWISE ARE PROHIBITED IN ORDER TO PROTECT OTHER PROPERTIES IF THE OWNERS OF THOSE PROPERTIES CONSENT; ALSO AMENDING THE OFFICIAL ZONING MAP UNDER THE BOROUGH OF ALBURTIS ZONING ORDINANCE SO THAT ALL OF THE PROPERTY NOW KNOWN AS 164 NORTH MAIN STREET IS LOCATED WITHIN THE L-1 ZONING DISTRICT; AND ALSO AMENDING THE BOROUGH OF ALBURTIS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO INCREASE THE NUMBER OF SETS OF PLANS WHICH AN APPLICANT MUST SUBMIT WITH AN APPLICATION; AND TO MAKE A SKETCH PLAN OPTIONAL.

WHEREAS, the Borough of Alburtis is empowered to enact, amend, and repeal zoning ordinances under Article VI of the Pennsylvania Municipalities Planning Code, 53 PA. STAT. ANN. § 10601 *et seq.*, and subdivision and land development ordinances under Article V of the Pennsylvania Municipalities Planning Code, 53 PA. STAT. ANN. § 10501 *et seq.*; and

WHEREAS, Borough Council has enacted a zoning ordinance, which has been codified as Chapter 137 of the Code of the Borough of Alburtis (1981), as amended; and

WHEREAS, Borough Council has enacted a subdivision and land development ordinance, which has been codified as Chapter 113 of the Code of the Borough of Albutis (1981), as amended; and

WHEREAS, Pennsylvania Act 2002-43 requires municipalities to permit “no-impact home-based businesses” by right in all residential zoning districts; and

WHEREAS, the Borough’s current zoning ordinance already permits “home offices or businesses” in all residential zoning districts, and the Borough’s definitions generally permit more activity than is required by the new state statute; and

WHEREAS, Borough Council desires to amend the provisions of the Zoning Ordinance as provided below to make a minor conforming change necessary under the new state statute; and

WHEREAS, Borough Council recently approved a subdivision of the property formerly known as 164 North Main Street into two lots; and

WHEREAS, the boundary between the R-1 and L-1 zoning districts divided the property formerly known as 164 North Main Street; and

WHEREAS, it is the Borough’s policy, as reflected in Zoning Ordinance § 137-9(B), that zoning district boundaries follow lot boundaries; and

WHEREAS, the property owners of the property formerly known as 164 North Main Street have requested that the R-1/L-1 boundary line be moved so as to coincide with the boundary between the two lots of the property as subdivided; thus all of lot #1 of the subdivision (which retains the address 164 North Main Street) would be in the L-1 zoning district, and all of lot #2 (now known as 210 North Main Street) would be in the R-1 zoning district; and

WHEREAS, Borough Council desires to amend the zoning map and R-1/L-1 district boundary as requested; and

WHEREAS, the number of sets of plans to be submitted for Borough review under the zoning ordinance and the subdivision and land development ordinance are inadequate to provide a set for each person who must review them; and

WHEREAS, Borough Council desires to amend the provisions of the zoning ordinance and the subdivision and land development ordinance to increase the number of sets of plans which must be submitted, as set forth below; and

WHEREAS, Borough Council desires to make the “sketch plan” review optional in any case where subdivision and/or land development approval is required; and

WHEREAS, Section 137-79(E) of the zoning ordinance authorizes the Planning Commission to make hardship modifications to screening requirements of the ordinance; and

WHEREAS, Borough Council desires to eliminate this provision, which violates the jurisdiction of the zoning hearing board under the Pennsylvania Municipalities Planning Code; and

WHEREAS, there are a number of provisions in the zoning ordinance which require buffer-type improvements to protect certain properties from certain uses on abutting properties; and

WHEREAS, in a number of situations over the past decade, the owners of the “protected” properties have requested that the buffer-type improvements not be constructed because they feel that the improvements are unnecessary and/or detract from the use and enjoyment of their properties; and

WHEREAS, Borough Council agrees that improvements designed to protect one property from the adverse effects of the use of an adjoining property need not be constructed where the owners of the property to be “protected” feel the cure is worse than the symptoms, and believes that the effected owners should not be required to seek relief from the zoning hearing board or Borough Council in those cases; and

WHEREAS, Borough Council also feels that restrictions on signs meant to protect an adjoining property may be relaxed where the owners of the property to be “protected” consent to the signs; and

WHEREAS, at least thirty (30) days prior to the Council’s adoption of this Ordinance, the Borough submitted a copy of this Ordinance to the Alburdis Planning Commission and the Lehigh Valley Planning Commission, to provide them with an opportunity to submit recommendations, in accordance with the provisions of 53 PA. STAT. ANN. §§ 10505(a), 10609(c), and 10609(e); and

WHEREAS, the Alburdis Planning Commission did not meet during the period between the submittal of the Ordinance and the date of the Council’s adoption of this Ordinance; and

WHEREAS, the Lehigh Valley Planning Commission’s Comprehensive Planning Committee reviewed this Ordinance at its meeting on March 25, 2003 and considers it to be a matter of local concern, subject to ratification by the full Commission at its meeting on March 27, 2003 (after the date of the Council’s adoption of this Ordinance); and

WHEREAS, on March 12, 2003 and March 19, 2003, the Borough published a public notice in the *East Penn Press*, a newspaper of general circulation in the Borough of Alburdis, of its intention to conduct a hearing on this Ordinance on March 26, 2003 at 7:00 P.M. in the Borough Hall, 260 Franklin Street, Alburdis, Pennsylvania, and to consider the adoption of this Ordinance thereafter. The notice stated the particular nature of the matter to be considered at the hearing, as provided in the title of this Ordinance; and

WHEREAS, at least thirty (30) days prior to the hearing on this Ordinance, the Borough provided written notice of the public hearing by first class mail to the owners of all property in the area being rezoned, to the addresses to which real estate tax bills are sent; and

WHEREAS, at least one (1) week prior to the hearing on this Ordinance, the Borough posted written notice of the public hearing along the area being rezoned at points deemed sufficient by the Borough; and

WHEREAS, immediately prior to the vote of Borough Council enacting this Ordinance, Borough Council conducted a hearing on this Ordinance, pursuant to 53 PA. STAT. ANN. §§ 10505(a) and 10609(b), and did not substantially change or revise this Ordinance as a result of the hearing or the comments of the Alburtis Planning Commission or the Lehigh Valley Planning Commission;

NOW, THEREFORE, be it **ORDAINED** and **ENACTED** by the Borough Council of the Borough of Alburtis, Lehigh County, Pennsylvania, as follows:

SECTION 1. Section 137-5 of Chapter 137 of the Code of the Borough of Alburtis (relating to Zoning Ordinance—Definitions and Usage—Definitions) shall be amended by revising the definition of “Home Office or Business”, paragraph (1) of the initial definition, as follows (with deletions indicated in ~~strike-outs~~ and insertions indicated by double underlining)¹:

Home Office or Business.

* * *

(6) if the use does not qualify as “Non-Intrusive” under paragraph A below, no more than a total of two (2) vehicles shall be utilized by the home offices or businesses conducted on the property (regardless of whether such vehicles are also used for other purposes);

* * *

* * *

¹ To be re-codified as Section 21-247(a)(6) in the forthcoming re-codification of the Borough’s ordinances.

SECTION 2. The Official Zoning Map of the Borough under the Zoning Ordinance is hereby amended to relocate the zoning district boundary line between the R-1 and L-1 zoning districts, as shown on the attached **Exhibit A**, so that all of the property shown as Lot #1 on the Preliminary/Final Minor Subdivision Plan for the property previously known as 164 North Main Street in the Borough of Alburdis, approved by Borough Council on January 29, 2003, will be within the L-1 zoning district, and all of Lot #2 of that Plan will be within the R-1 zoning district. (Lot #1 is now identified as 164 North Main Street and Lot #2 is now identified as 210 North Main Street.)

SECTION 3. Section 137-66 of Chapter 137 of the Code of the Borough of Alburdis (relating to Zoning Ordinance—Site Plan Review—Purpose and Procedure) shall be amended as follows (with deletions indicated in ~~strike-outs~~ and insertions indicated by double underlining)²:

§ 137-66 Purpose and procedure.

In order to promote the safe and efficient movement of traffic, promote the development of a beautiful and well-ordered community, further the comprehensive planning, and best serve the interests of public health, safety and general welfare, no public professional, commercial, industrial, or other nonresidential structure or use of land (other than a Home Office or Business) and no multifamily dwelling use shall be permitted, nor shall any zoning permit required to be issued under this chapter for such uses be issued, until the following procedure has been complied with, ~~if deemed necessary by the Zoning Officer~~ provided that

²To be re-codified as Section 21-1201 in the forthcoming re-codification of the Borough's ordinances.

this procedure shall be purely optional if subdivision and/or land development approval is required in connection with the use or permit:

A. Upon application to the Zoning Officer for a zoning permit, the applicant shall submit a ten (10) complete sets of site plans, which may be schematic preliminary plans or final preliminary plans. Such plans shall be ~~submitted in triplicate~~, drawn to a scale of not less than one (1) inch equals fifty (50) feet, showing the size, shape, and location of existing and proposed buildings, the dimensions and acreage of each lot to be built upon, and such other information required in § 137-69 and as may be necessary to enable the Zoning Officer to determine whether the proposed structure and use of land will conform to the provisions of this chapter. The final plans shall show no less than the location of proposed principal buildings and all contemplated accessory buildings and structures; the location and layout of parking areas, pedestrian walks, all parking spaces, and driveways; proposed grades and drainage; proposed sewer and water facilities and connections; a landscaping plan, including locations of proposed planting and seeding and screenings; propose location of fences and signs; and a key map showing the entire project and its relation to surrounding properties and the existing buildings thereon.

* * *

SECTION 4. Section 137-70 of Chapter 137 of the Code of the Borough of Al-
burtis (relating to Zoning Ordinance—Conditional Uses and Special Exception
Uses—Application Procedures) shall be amended as follows (with deletions indicated in
~~strike-outs~~ and insertions indicated by double underlining)³:

³ To be re-codified as Section 21-1303 in the forthcoming re-codification of the Borough's ordinances.

§ 137-70 Application procedures.

A. Conditional use. All applicants shall submit ~~three (3)~~ seventeen (17) sets of site plans to the Zoning Officer when making application for a ~~zoning permit~~ conditional use.

(1) The Zoning Officer shall submit ~~two (2) copies of a site plan that complies with all requirements of this Article to the Borough Planning Commission~~ with his written report to the Borough Planning Commission within fifteen (15) days after the Borough's receipt of the applicant's application or at the next regularly scheduled meeting.

* * *

B. Special exception. All applicants for a special exception, ~~in addition to the required~~ shall submit six (6) sets of site plans to the Zoning Officer, and shall also submit an application to the Zoning Officer and follow the procedure outlined in Article XVII, Zoning Hearing Board.

SECTION 5. Section 113-5 of Chapter 113 of the Code of the Borough of Albertis (relating to Subdivision and Land Development Ordinance—Sketch Plan Submission Procedures and Requirements—Sketch Plan Submission) shall be amended as follows (with deletions indicated in ~~strike-outs~~ and insertions indicated by double underlining)⁴:

A. Sketch plan maps and materials ~~shall~~ may be submitted for all proposed subdivisions and land developments to the ~~Codes Administrator~~ Zoning Officer.

B. ~~Three (3)~~ Ten (10) copies of a completed sketch subdivision or land development application and the appropriate submission fee shall be submitted to the ~~Codes Administrator~~ Zoning Officer.

⁴ To be re-codified in the forthcoming re-codification of the Borough's ordinances as follows: (A) will be the beginning of Section 22-301; (B) will be Section 22-303(a); and (C) will be Section 22-303(b).

C. ~~Six (6)~~ Ten (10) copies of all sketch plan maps and materials, as set forth in § 137-7, ~~for four (4) or more lots and three (3) copies for less than four (4) lots~~ shall be submitted to the Zoning Officer.

SECTION 6. The first sentence of Section 113-7(A) of Chapter 113 of the Code of the Borough of Alburdis (relating to Subdivision and Land Development Ordinance—Sketch Plan Submission Procedures and Requirements—Sketch Plan Requirements) shall be amended as follows (with deletions indicated in ~~strike-outs~~ and insertions indicated by double underlining)⁵:

A. Before submission of the preliminary plan by the developer, maps and materials ~~will~~ may be submitted by the developer to the Borough Planning Commission, thus enabling the Planning Commission to ~~determine~~ offer its comments to the developer concerning the potential of the proposed subdivision or land development tract for development and the general feasibility of the developer's plans for the tract.

* * *

SECTION 7. Section 113-8(C)(1)(b) of Chapter 113 of the Code of the Borough of Alburdis (relating to Subdivision and Land Development Ordinance—Preliminary Plan Submission Procedures and Requirements—Preliminary Plan Submission—Official Submission) shall be amended as follows (with deletions indicated in ~~strike-outs~~ and insertions indicated by double underlining)⁶:

⁵ To be re-codified in the forthcoming re-codification of the Borough's ordinances as the second sentence of Section 22-301.

⁶ To be re-codified as Section 22-404(a)(2) in the forthcoming re-codification of the Borough's ordinances.

(b) ~~Six (6)~~ Seventeen (17) paper prints of the preliminary plan, which shall fully comply with provisions of this chapter as set forth in § 113-10.

SECTION 8. Section 113-11(F)(1)(b) of Chapter 113 of the Code of the Borough of Alburdis (relating to Subdivision and Land Development Ordinance—Final Plan Submission Procedures and Requirements—Final Plan Submission—Official Submission) shall be amended as follows (with deletions indicated in ~~strike-outs~~ and insertions indicated by double underlining)⁷:

(b) ~~Submission of six (6)~~ Seventeen (17) paper prints of the preliminary plan, which shall fully comply with § 113-15A through C.

SECTION 9. Section 137-79(E) of Chapter 137 of the Code of the Borough of Alburdis (relating to Zoning Ordinance—Buffer Strips—General Regulations—Modifications of Requirements for Cause) shall be deleted:

~~**E.** In circumstances where it is impractical for a screen to meet all the requirements of this section or to meet such requirements would create an undue hardship, the Planning Commission may modify the requirements or approve acceptable alternatives which shall satisfy the spirit, objectives and intent of the screen requirements.~~

⁷ To be re-codified as Section 22-504(a)(2) in the forthcoming re-codification of the Borough's ordinances.

SECTION 10. A new Section 137-79.1 shall be added to Chapter 137 of the Code of the Borough of Alburtis to read as follows⁸:

§ 137-79.1 Deferral of Buffer-Type Improvements with Consent of the Property Owner to be Protected by the Improvements.

A. In General. Notwithstanding any other provision of this Chapter to the contrary, a developer or property owner may defer the installation of a Buffer-Type Improvement if the owner of the Protected Property consents to the deferral in a notarized writing filed with the Borough. The consenting owner or his successors in title to the Protected Property may withdraw his consent at any time, and such withdrawal shall take effect one (1) year after the date the owner files a notarized writing with the Borough.

B. Recorded Plan. If a developer or property owner elects to defer the installation of a Buffer-Type Improvement under this Section, then:

(1) if a subdivision and/or land development plan is required in connection with the activity that requires the installation of the Buffer-Type Improvement, then the developer or property owner must show the Buffer-Type Improvement on the approved and recorded subdivision and/or land development plan, with a notation that installation of the Buffer-Type Improvement is deferred under this Section by consent of the owner of the Protected Property until one (1) year after that consent is withdrawn, at which time the Buffer-Type Improvement will be installed;
or

(2) if no subdivision and/or land development plan is required in connection with the activity that requires the installation of the Buffer-Type Improvement, then the developer or property owner must record a plan in the office of the Recorder of Deeds of Lehigh County, Pennsylvania which satisfies the requirements of a record plan for a final plan under Chapter 113 (the Subdivision and Land Development Ordinance).

⁸ To be re-codified as Section 21-1506 in the forthcoming re-codification of the Borough's ordinances.

nance) and which shows the Buffer-Type Improvement with a notation that installation of the Buffer-Type Improvement is deferred under this Section by consent of the owner of the Protected Property until one (1) year after that consent is withdrawn, at which time the Buffer-Type Improvement will be installed.

C. Buffer-Type Improvement; Protected Property. For purposes of this Section, the term “Buffer-Type Improvement” means an improvement required under one of the following provisions of this Chapter, and the term “Protected Property” has the meaning set forth below:

(1) Section 137-43 (relating to Regulations for the L-1 Light Industrial-Office Research District—In General)⁹: the “Buffer-Type Improvement” is the fifty (50) foot buffer yard, and the “Protected Property” is the property(ies) which contains the proposed or existing residential, church, or related uses which are not light industrial, office, research, or commercial.

(2) Section 137-72(A)(5) (relating to Conditional Uses and Special Exception Uses—Multifamily Dwellings and Single-family Attached Dwellings—Buffer Yards)¹⁰: the “Buffer-Type Improvement” is the fifty (50) foot buffer yard, and the “Protected Property” is the adjoining lot(s) that contains a nonresidential use.

(3) Section 137-72(I)(6) (relating to Conditional Uses and Special Exception Uses—Planned Shopping Center—Buffer Yards)¹¹: the “Buffer-Type Improvement” is the fifty (50) foot buffer yard, and the “Protected Property” is the property(ies) in the residential district which abut the lot line or street line which constitutes the residential district boundary line (or which abuts the portion of the street line on the opposite side of the street from the street line which constitutes the residential district boundary line).

(4) Section 137-72(Y)(1) (relating to Conditional Uses and Special Exception Uses—Multifamily Dwellings for the Elderly—Buffer

⁹To be re-codified as Section 21-802 in the forthcoming re-codification of the Borough’s ordinances.

¹⁰To be re-codified as Section 21-1305(e) in the forthcoming re-codification of the Borough’s ordinances.

¹¹To be re-codified as Section 21-1313(f) in the forthcoming re-codification of the Borough’s ordinances.

Yards)¹²: the “Buffer-Type Improvement” is the twenty (20) foot buffer yard, and the “Protected Property” is the adjoining property(ies) which would be on the other side of the buffer yard.

(5) Section 137-72(CC)(1) (relating to Conditional Uses and Special Exception Uses—Public Storage Facilities—Minimum Yard Requirements and Buffer Yards)¹³: the “Buffer-Type Improvement” is the additional five (5) foot yard and the buffer strip to be installed in such yard, and the “Protected Property” is the abutting property(ies) with the residential use or in the residential district.

(6) Section 137-73(L) (relating to Off-Street Parking and Loading—General Regulations)¹⁴: the “Buffer-Type Improvement” is the wall or bumper guard to prevent any vehicle from extending over any property line, and the “Protected Property” is the property(ies) which abut the property line segment over which vehicles from the parking area may extend.

(7) Section 137-75(C) (relating to Off-Street Parking and Loading—Parking Area Design)¹⁵: the “Buffer-Type Improvement” is the fence, wall, or evergreen planting, and the “Protected Property” is the lot(s) in a residential district that abuts directly or across a street.

(8) Section 137-78(A) (relating to Buffer Strips—Applicability—L-1 District)¹⁶: the “Buffer-Type Improvement” is the fifty (50) foot landscaped buffer strip area, and the “Protected Property” is the property(ies) adjacent to the side or rear lot lines which are in the residential district or which have existing residential or related uses.

(9) Section 137-78(B) (relating to Buffer Strips—Applicability—Other Districts)¹⁷: the “Buffer-Type Improvement” is the five (5) foot landscaped buffer strip or two (2) foot buffer

¹²To be re-codified as Section 21-1328(a) in the forthcoming re-codification of the Borough’s ordinances.

¹³To be re-codified as Section 21-1332(a) in the forthcoming re-codification of the Borough’s ordinances.

¹⁴To be re-codified as Section 21-1410 in the forthcoming re-codification of the Borough’s ordinances.

¹⁵To be re-codified as Section 21-1416(c) in the forthcoming re-codification of the Borough’s ordinances.

¹⁶To be re-codified as Section 21-1501(a) in the forthcoming re-codification of the Borough’s ordinances.

¹⁷To be re-codified as Section 21-1501(b) in the forthcoming re-codification of the Borough’s ordinances.

yard and six (6) foot fence, and the “Protected Property” is the property(ies) adjacent to the side or rear lot lines which are in the residential district or which have existing residential or related uses.

(10) Section 137-92(L) (relating to Planned Neighborhood Convenience Centers—Authorization and Conditions—Buffer Strip)¹⁸: the “Buffer-Type Improvement” is the twenty (20) foot buffer strip, and the “Protected Property” is the abutting property(ies) along lot lines where the buffer strip is required.

SECTION 11. A new subsection (F.1) shall be added to Section 137-88 of Chapter 137 of the Code of the Borough of Alburdis to read as follows¹⁹:

F.1. Exceptions by Consent of Adjoining Property Owners.

(1) **In General.** A developer or property owner may install a sign otherwise prohibited by virtue of subsection (E) or (F) if the owner of the Protected Property consents to the installation in a notarized writing filed with the Borough. The consenting owner or his successors in title to the Protected Property may withdraw his consent at any time, and such withdrawal shall take effect one (1) year after the date the owner files a notarized writing with the Borough.

(2) **Recorded or Filed Plan.** If a developer or property owner elects to install a sign under this subsection (F.1), then:

(a) if a subdivision and/or land development plan is required in connection with the proposed sign, then the developer or property owner must show the sign on the approved and recorded subdivision and/or land development plan, with a notation that the sign is permitted under this subsection by consent of the owner of the Protected Property

¹⁸ To be re-codified as Section 21-1701(l) in the forthcoming re-codification of the Borough’s ordinances.

¹⁹ To be re-codified as Section 21-1612(d) in the forthcoming re-codification of the Borough’s ordinances.

until one (1) year after that consent is withdrawn, at which time the sign must be removed or moved to a permitted location; **or**

(b) if no subdivision and/or land development plan is required in connection with the proposed sign, then the developer or property owner must file a plan, bearing the notarized signature of the property owner, showing the location of the proposed sign, with a notation that the sign is permitted under this subsection by consent of the owner of the Protected Property until one (1) year after that consent is withdrawn, at which time the sign must be removed or moved to a permitted location.

(3) **Protected Property.** For purposes of the exemption from subsection (E), the term “Protected Property” means a property(ies) in a residential district which is within one hundred (100) feet of the sign; and for purposes of the exemption from subsection (F), the term “Protected Property” means any abutting property which is on the same side of the street and which the sign faces.

SECTION 12. The Secretary of the Borough shall send a certified copy of this Ordinance to the Lehigh Valley Planning Commission within thirty (30) days after the date of enactment, as required by 53 PA. STAT. ANN. §§ 10505(b) and 10609(g).

DULY ORDAINED and **ENACTED** by the Borough Council of the Borough of Al-
burtis, this 26th day of March, 2003, in lawful session duly assembled.

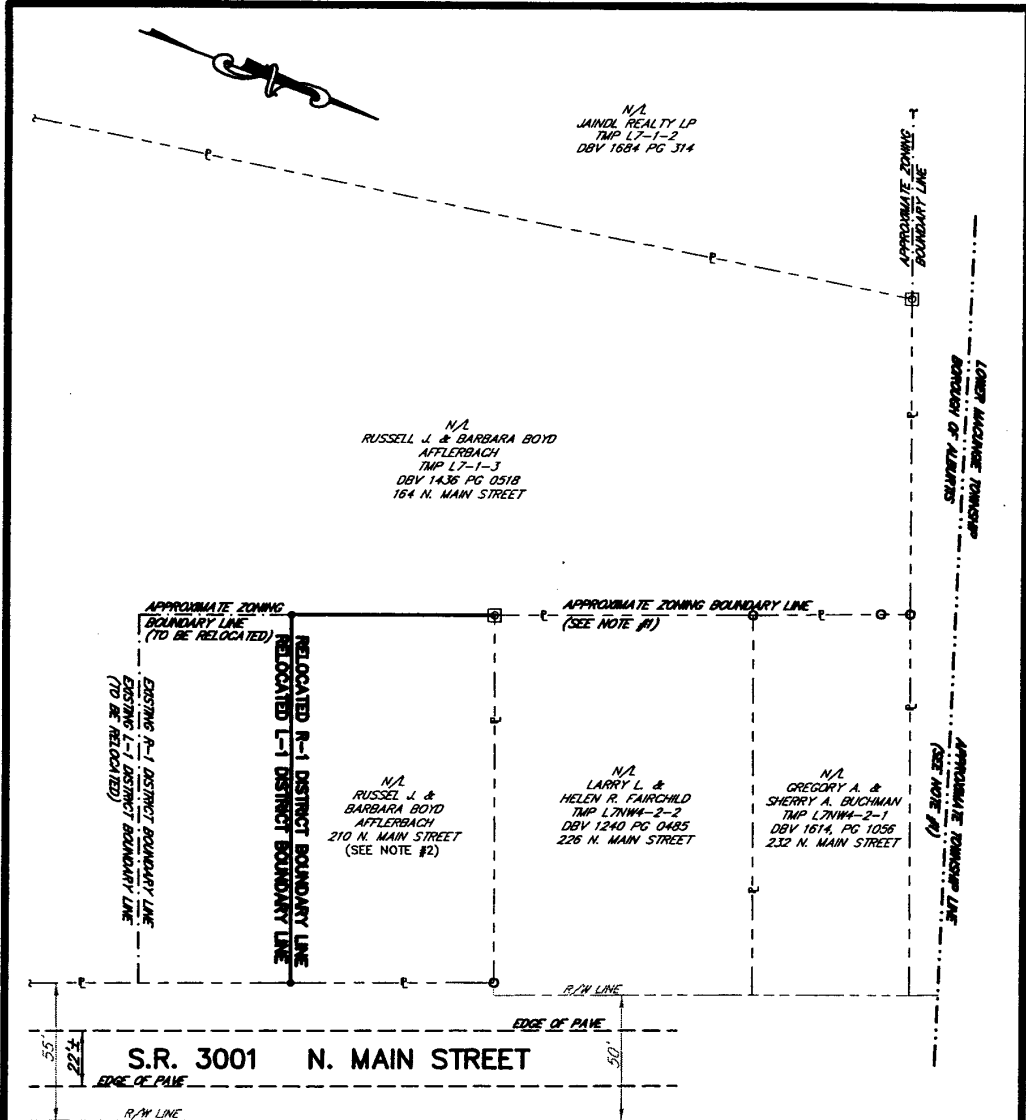
**BOROUGH COUNCIL
BOROUGH OF ALBURTIS**

Steven R. Hill, President

Attest:

Melanie Hansen, Secretary

THIS ORDINANCE, having been neither signed by the Mayor nor returned with ob-
jections to Borough Council at its next regular meeting occurring at least ten days after its
enactment (April 9, 2003), is considered **ENACTED** as of April 9, 2003 under Section 1007
of the Pennsylvania Borough Code.



NOTES:

1. THE EXISTING ZONING BOUNDARY AND TOWNSHIP/BOROUGH LINES SHOWN HEREON WERE TAKEN FROM THE OFFICIAL ZONING MAP FOR THE BOROUGH OF ALBURTIS, SECTION 21-A.
2. THIS TRACT IS KNOWN AS "LOT 2" OF THE PRELIMINARY/FINAL MINOR SUBDIVISION PLAN, AS APPROVED BY BOROUGH COUNCIL ON JANUARY 29, 2003.

MK
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PLAN SHOWING PROPOSED
RELOCATION OF ZONING BOUNDARY LINE
WITHIN LANDS OF
RUSSELL J. & BARBARA BOYD AFFLERBACH
BOROUGH OF ALBURTIS, LEHIGH COUNTY, PA
EXHIBIT 'A'

DWG NO:	002197HB
DRAWN BY:	MVB
CHECKED BY:	BLB
SCALE:	N.T.S.
DATE:	01/20/03