

**BOROUGH OF ALBURTIS  
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 594

(Duly Adopted March 12, 2025)

AN ORDINANCE AMENDING THE BOROUGH'S OFFICIAL ZONING MAP UNDER CHAPTER 21 OF THE ALBURTIS CODIFIED ORDINANCES (RELATING TO ZONING) SO THAT THE PROPERTIES NOW KNOWN AS 380 CHURCH STREET (LEHIGH COUNTY TAX ASSESSMENT PARCEL IDENTIFICATION NUMBER 546386451494-1), 381 CHURCH STREET (PIN 546386274914-1), AND 386 SCENIC VIEW DRIVE (PIN 546386427194-1) ARE LOCATED WITHIN THE R-2 MEDIUM-DENSITY RESIDENTIAL ZONING DISTRICT RATHER THAN THE L-1 LIGHT INDUSTRIAL-OFFICE RESEARCH ZONING DISTRICT; AND AMENDING CHAPTER 21, ARTICLE V OF THE ALBURTIS CODIFIED ORDINANCES (RELATING TO ZONING—REGULATIONS FOR R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT) TO MAKE THE FOLLOWING RESTRICTIONS ON LOTS WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN OR WITHIN THREE HUNDRED (300) FEET OF THE ONE HUNDRED (100) YEAR FLOODPLAIN: (1) TWO-FAMILY DETACHED DWELLINGS ARE NOT PERMITTED BY RIGHT; (2) CERTAIN RESIDENTIAL USES, BED AND BREAKFAST FACILITIES, AND RECREATIONAL AND EDUCATIONAL FACILITIES OR INSTITUTIONS ARE NOT ALLOWED AS CONDITIONAL USES; (3) THE MINIMUM LOT AREA FOR SINGLE-FAMILY DETACHED DWELLINGS, INCLUDING SECTIONAL OR MODULAR DWELLINGS, IS 6,500 SQUARE FEET; AND (4) THE MAXIMUM DENSITY OF RESIDENTIAL DWELLING UNITS SHALL BE TWO (2.0) UNITS PER ACRE.

**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

**WHEREAS**, Borough Council has enacted a zoning ordinance, which has been amended from time to time and codified as Chapter 21 of the Alburtis Codified Ordinances; and

**WHEREAS**, the properties known as 380 Church Street, 381 Church Street, and 386 Scenic View Drive are presently included within the L-1 Light Industrial-Office Research Zoning District under the Alburtis Zoning Ordinance; and

**WHEREAS**, Borough Council has received a request on behalf of the proposed developer of those properties to rezone them to be included within the R-2 Medium-Density Residential Zoning District; and

**WHEREAS**, the area requested to be rezoned is located south of the Norfolk Southern railroad main line near the municipal boundary between the Borough of Alburtis and Lower Macungie Township, and abuts to the east a residential development in Lower Macungie Township, to the west lands of the County of Lehigh utilized as a public park (known as Lock Ridge Park) and undeveloped lands of the Borough of Alburtis in the floodway and floodplain of Swabia Creek (with the residential Glenn's Woods development to the west of the Borough land), and to the south residential dwellings in the Hills at Lock Ridge—West subdivision; and

**WHEREAS**, the Southwestern Lehigh County Comprehensive Plan—October 2017 was adopted as the Borough's Comprehensive Plan by Resolution 2018-8 on December 27, 2017, and shows the area proposed to be rezoned as recommended for residential zoning (*see* future land use map on page 102). Thus, this rezoning is generally consistent with the Comprehensive Plan (*cf.*, Municipalities Planning Code § 603(j), 53 PA. STAT. ANN. § 10603(j)); and

**WHEREAS**, Borough Council desires to amend the zoning map as requested so long as the additional restrictions provided in this Ordinance for the R-2 Medium-Density Residential Zoning District are added to the zoning ordinance to limit the density and intensity of uses in and near floodplains; and

**WHEREAS**, by enacting this ordinance, Council seeks to promote, protect, and facilitate public health, safety, general welfare, and proper density of population; prevent loss of health, life, or property from flood; and provide for the use of land for residential housing. *See* Municipalities Planning Code § 604, 53 PA. STAT. ANN. § 10604; 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 Alburtis Planning Commission and the Lehigh Valley Planning Commission, to provide them with an opportunity to submit recommendations, in accordance with the provisions of Municipalities Planning Code § 609(c), (e), 53 PA. STAT. ANN. § 10609(c), (e); and

**WHEREAS**, the Alburtis Planning Commission reviewed this Ordinance at its meeting on February 18, 2025, and recommended its adoption; and

**WHEREAS**, the Comprehensive Planning Committee of the Lehigh Valley Planning Commission reviewed an earlier draft of this Ordinance at its meeting on January 21, 2025, and the full Commission reviewed that draft at its meeting on January 23, 2025. By letter dated January 23, 2025, the Commission returned comments for the Borough's consideration: and

**WHEREAS**, this Ordinance was thereafter revised and took into account the comments of the Lehigh Valley Planning Commission. No further comments were received from the Commission after this Ordinance was revised and resubmitted to the Commission; 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 Southwest Lehigh Steering Committee under the Southwestern Lehigh County Comprehensive Plan—October 2017 Intergovernmental Cooperation Agreement and Ordinance, and to the Boroughs of Macungie and Emmaus, and the Townships of Lower Macungie, Lower Milford, and Upper Milford, to provide them with an opportunity to submit comments. In response to the Borough's request for comments on a previous draft of this Ordinance, Lower Macungie

Township staff offered comments by letter dated January 17, 2025; the supervisors of Upper Milford Township reviewed the Ordinance and had no questions or comments per the January 17, 2025 letter from the Township Planning Coordinator; the Lower Milford Township Planning Commission reviewed the Ordinance and had no comments by letter dated January 22, 2025, and the Borough of Macungie had no comments by e-mail dated January 28, 2025. No further comments were received from the Steering Committee or the above Boroughs and Townships after this Ordinance was revised and resubmitted to those entities; and

**WHEREAS**, on February 26, 2025 and March 5, 2025, the Borough published a public notice in the *East Penn Press*, a newspaper of general circulation in the Borough of Alburtis, of its intention to conduct a hearing on this Ordinance on March 12, 2025 at 7:00 P.M. in the Borough Hall, 260 Franklin Street, Alburtis, 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 and a summary of the Ordinance, as provided in the title of this Ordinance. The Borough also provided a copy of this Ordinance to the *East Penn Press* prior to the first publication of the notice, and an attested copy of this Ordinance to the Lehigh County Department of Law. *Cf.*, 53 PA. STAT. ANN. §§ 10107 (public notice; public hearing), 10610(a), 8 PA. CONS. STAT. § 3301.2; 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 (*cf.*, 53 PA. STAT. ANN. § 10609(b)(2)(i)); 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 (*cf.*, 53 PA. STAT. ANN. § 10609(b)(1)); 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. § 10609(b)(1), and did not substantially change or revise this Ordinance as a result of the hearing or the comments of the Alburtis Planning Commission, the Lehigh Valley Planning Commission, or other municipalities; and

**WHEREAS**, it is intended that the Borough Solicitor will advertise notice of the adoption of this Ordinance, pursuant to Municipalities Planning Code § 108, 53 PA. STAT. ANN. § 10108, in the *East Penn Press* on March 19, 2025 and March 26, 2025;

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

**SECTION 1.** The Official Zoning Map of the Borough under the Alburtis Zoning Ordinance of 1975 (chapter 21 of the Codified Ordinances) is hereby amended such that the portions of the following properties located in the Borough of Alburtis will now be within the R-2 Medium-Density Residential Zoning District instead of the L-1 Light Industrial-Office Research Zoning District:

<u>Address</u>	<u>Tax Parcel ID Number (PIN)</u>
380 Church Street	5463 8645 1494-1
381 Church Street	5463 8627 4914-1
386 Scenic View Drive	5463 8642 7194-1

These properties are also shown as Lots 85 and 86 (sections A and B) on the recorded subdivision plan for The Hills at Lock Ridge—West subdivision. The property to be so rezoned is bounded and described as set forth on the attached **Exhibit A** and depicted in yellow on the attached **Exhibit B**, both of which are incorporated herein by reference.

**SECTION 2.** Codified Ordinances § 21-A is amended by revising the language at the end (after the map) as follows (with deletions indicated by ~~strike-outs~~ and insertions indicated by double underlining):

The Zoning Map was amended by Section 2 of Ordinance 403 (4/9/2003) to place all of 164 North Main Street in the L-1 zoning district and all of 210 North Main Street in the R-1 zoning district.

The Zoning Map was amended by Section 1 of Ordinance 416 (12/29/2003) to place all of 109 North Main Street in the C-1 zoning district.

The Zoning Map was amended by Section 1 of Ordinance 445 (6/28/06) to place certain property along the eastern boundary of the Borough which was previously in the L-1 zoning district (being the southern portion of property then known as 380 Church Street) in the R-3 zoning district.

The Zoning Map was amended by Sections 2 and 3 of Ordinance 488 (3/10/10) to place in the C-1 zoning district the following properties which were previously in the L-1 zoning district: (1) all of 45 West Penn Avenue; and (2) all property in the triangular area bounded on the north by the center line of West Penn Avenue, on the south by the center line of West Front Street, and on the east by the then-boundary line between the L-1 zoning district and the C-1 zoning district.

The Zoning Map was amended by Section 1 of Ordinance 594 (3/12/25) to place in the R-2 zoning district the following properties (as then known) which were previously in the L-1 zoning district: (1) 380 Church Street, (2) 381 Church Street, and (3) 386 Scenic View Drive.

Such ordinance provisions are incorporated herein by reference.

**SECTION 3.** Chapter 21, Article V of the Codified Ordinances (relating to Zoning— R-2 Medium-Density Residential District) is amended by amending §§ 21-503, 21-504, and 21-507, and adding a new § 21-509, as follows (with deletions indicated by ~~strike-outs~~ and insertions indicated by double underlining):

\* \* \*

#### **§ 21-503 Uses Permitted By Right.**

Except as provided in § 21-509 (relating to Lots In or Near a Flood-plain), the The following uses and their accessory uses are permitted by right by the Zoning Officer without further conditions and provided the use type, dimensional, and all other applicable requirements of this Chapter are satisfied:

- (a) Crop farming and tilling of the soil.
- (b) Forestry and wildlife preserve.
- (c) Single-family detached dwelling, not a mobile home, but including a sectional or modular dwelling.
- (d) Two-family detached dwelling.
- (e) Non-intrusive home office or business, provided that the person(s) conducting the use obtains an annual permit therefor from the Zoning Officer upon payment of a fee of Ten Dollars (\$10.00) or such other amount as shall be provided by resolution of Council.

#### **§ 21-504 Conditional Uses.**

Except as provided in § 21-509 (relating to Lots In or Near a Flood-plain), the The following conditional uses and their accessory uses may be permitted following a review and recommendation by the Planning Commission in accordance with the provisions of Article XIII (relating to Conditional Uses and Special Exceptions), any other applicable provisions of this Chapter, and approval by Council:

- (a) Single-family attached dwelling (townhouses).
- (b) Places of worship.
- (c) Multifamily dwelling.
- (d) Public and private educational institutions, except such uses as commercial dance and music studios, institutions of correction and detention, and trade schools.

(e) Public facility owned or operated by the Borough or other government.

(f) Nonprofit recreational or educational facility, other than a golf course.

(g) Utility substation, including accepted easements for local need and serving the Borough.

(h) Conversion of existing single-family detached dwelling to a two-family detached dwelling or multifamily dwelling limited to three (3) dwelling units.

(i) Mobile homes and mobile home parks.

(j) Bed and breakfast facilities.

(k) Commercial Communications Antenna.

(l) Commercial Communications Tower.

\* \* \*

#### **§ 21-507 Area and Height Regulations.**

Except as provided in § 21-509 (relating to Lots In or Near a Floodplain), the The dimensional requirements in this section apply to each use permitted in the R-2 District by right, by condition, or by special exception, subject to further applicable provisions of this Article, Article IX (Relating to General Regulations), and Article XIII (Relating to Conditional Uses and Special Exceptions). The most restrictive dimensional requirements for each use shall apply. All uses in the R-2 District shall hook up with the existing public centralized water and sewerage systems:



Principal Use	Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage (%)	Maximum Building Height (feet)
Single-family detached dwelling, sectional or modular house	5,400 ft <sup>2</sup>	50	40	35
Single-family attached dwelling	Tract: 4 acres Per dwelling: 2,200 ft <sup>2</sup> Max. gross density: 8 dwelling units per acre	Tract: 200 Per indiv. lot: 20	35	35
Two-family detached dwelling	5,000 ft <sup>2</sup> per dwelling	50	35	35
Crop farming	1 acre	—	10	35
Public and private institutions	3 acres	200	20	35
Places of worship	2 acres	150	20	35
Cemetery	2 acres	None	None	35
Multifamily residential development	5 acres Max. gross density: 8 dwelling units per acre	200	30	35
Utility substation	1 acre	100	20	35
All other uses	8,000 ft <sup>2</sup>	80	20	35

\* \* \*

**§ 21-509 Lots In or Near a Floodplain.**

**(a) In General.** In the case of any lot in which any portion of the lot is within the one hundred (100) year floodplain (the area which would be inundated by a flood which has a one percent (1%) chance of occurring in any year) or within three hundred (300) feet of the one hundred (100) year floodplain, the following modifications shall be made to the provisions of this Article V:

**(1) Uses Permitted by Right.** Section 21-503 shall be modified by deleting therefrom subsection (d).

**(2) Conditional Uses.** Section 21-504 shall be modified by deleting therefrom subsections (a), (c), (d), (f), (h), (i), and (j).

**(3) Minimum Lot Area.** Section 21-507 shall be modified by changing the minimum lot area for a single-family detached dwelling, sectional or modular house, to 6,500 ft<sup>2</sup>.

**(b) Density.** Whenever one or more lots are to be subdivided in a single subdivision plan, and any portion of any of those lots is within the one hundred (100) year floodplain or within three hundred (300) feet of the one hundred (100) year floodplain, the following additional requirements shall apply under this Article V:

**(1)** In the case of the first subdivision of any such lots after March 12, 2025, or the subdivision of any lot designated as residual land not currently being developed in a previous subdivision subject to this § 21-509(b) after March 12, 2025, the maximum number of residential dwelling units permitted in the subdivision shall be 2.0 dwelling units per acre of the subdivision (rounded down to the next lowest whole number).

**(2)** For purposes of paragraph (1), the total acreage of the subdivision shall not include any land which was part of a street right-of-way immediately before the subdivision was approved, or any lot designated as residual land not currently being developed.

(3) Each lot in the subdivision after the subdivision occurs shall be counted as a residential dwelling unit *unless* residential dwelling units are expressly prohibited on a given lot (such as, but not limited to, lots reserved for open space, recreational, utility, or stormwater management uses), or the lot is designated as residual land not currently being developed.

(4) In the event any of the lots being subdivided were created in a previous subdivision subject to this § 21-509(b) after March 12, 2025, other than a lot designated in the previous subdivision as residual land not currently being developed, the maximum number of residential dwelling units permitted in the new subdivision shall be no greater than the number of residential dwelling units counted for the lots being subdivided prior to the new subdivision.

(c) **Cross Reference.** See also, where applicable, the restrictions and limitations set forth in Article X (relating to Floodplain and Environmental Protection Areas).

**SECTION 4.** The Borough Manager 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. § 10609(g).

**SECTION 5.** This ordinance shall take effect immediately upon approval and signature by the Mayor, or, if vetoed by the Mayor, upon override of the veto by Council, or, if neither signed by the Mayor nor vetoed by Council's next scheduled meeting occurring at least ten (10) days after presentation of the ordinance to the Mayor, on the date of that Council meeting. *Cf.*, 8 PA. CONS. STAT. § 3301.3(b); 42 PA. CONS. STAT. § 5571.1; 53 PA. STAT. ANN. § 10108.

**DULY ORDAINED** and **ENACTED** by the Borough Council of the Borough of Albur-  
tis, this 12<sup>th</sup> day of March, 2025, in lawful session duly assembled.

**BOROUGH COUNCIL  
BOROUGH OF ALBURTIS**

---

Ronald J. DeIaco, President

Attest:

---

Stephen Nemeth, Borough Manager

**AND NOW**, this 12<sup>th</sup> day of March, 2025, the above Ordinance is hereby **APPROVED**.

---

Kathleen Palmer, Mayor

## Exhibit A

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: [info@pidcockcompany.com](mailto:info@pidcockcompany.com)  
Website: [www.pidcockcompany.com](http://www.pidcockcompany.com)

*Established 1924*  
J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP  
Brian A. Dillman, P.E.  
Ronald J. Gawlik, P.E.  
Brian E. Harman, P.E., PTOE  
James A. Rothdeutsch, P.E., LEED AP  
John R. Russek, Jr., P.E.  
Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.  
William G. Kmetz, P.L.S.  
Jeffrey R. Matyus  
John M. McRoberts, P.E.  
Brent D. Shriver, P.E.  
Todd L. Sonntag, R.A., LEED AP  
Anthony F. Tallarida, P.E.  
Ryan R. Troutman, P.E.

*G. Edwin Pidcock, P.E., P.L.S. 1924-1967*  
*John S. Pidcock, P.E., P.L.S. 1954-1999*  
*Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)*

November 13, 2023

Description of Lot 85 as shown on plans titled, "Preliminary/Record Plan Of Hills At Lock Ridge - West Prepared For Jaindl Land Company Showing Property Located In The Borough Of Alburts and Lower Macungie Township, Lehigh County, PA", dated June 7, 2005, last revised August 23, 2013 Sheets A and B (Sheets 5 and 6 of 20), bearing File No. S-10575, as prepared by The Pidcock Company, Allentown, Pennsylvania, and recorded October 10, 2013 as Instruments #2013039068 and #2013039069:

Beginning at a point at the intersection of the westerly right-of-way line of Furnace Drive and the northerly line of Lot 84 in the aforementioned Hills At Lock Ridge -West subdivision, said point being the most southeasterly corner of the herein described Lot 85;

Thence (1) along Lot 84, Lot 83 and partially along Lot 82, S 81°02'58" W, a distance of 174.59 feet to a point;

Thence (2) continuing along Lot 82, along Lot 81 and Lot 80, and partially along Lot 79, S 41°05'51" W, a distance of 174.96 feet to a point;

Thence along lands of County Of Lehigh (Lehigh County Parcel Identifier Number 546385117512), the two following courses:

(3) N 8°41'49" W, a distance of 70.87 feet to a concrete monument (found), and

(4) N 9°01'49" W, a distance of 329.51 feet to a point;

Thence along the southerly right-of-way of Scenic View Drive, the four following courses:

(5) on a curve to the right having a radius of 170.00 feet (delta  $8^{\circ}01'05''$ , tangent 11.91 feet, chord S  $66^{\circ}54'34''$  E, 23.77 feet) for an arc distance of 23.79 feet to a point,

(6) S  $62^{\circ}54'02''$  E, a distance of 100.00 feet to a point,

(7) on a curve to the left having a radius of 330.00 feet (delta  $35^{\circ}49'35''$ , tangent 106.67 feet, chord S  $80^{\circ}48'49''$  E, 203.00 feet) for an arc distance of 206.35 feet to a point, and

(8) on a curve to the right having a radius of 15.00 feet (delta  $89^{\circ}46'35''$ , tangent 14.94 feet, chord S  $53^{\circ}50'19''$  E, 21.17 feet) for an arc distance of 23.50 feet to a point;

Thence (9) along the westerly right-of-way line of Furnace Drive, S  $8^{\circ}57'02''$  E, a distance of 138.37 feet to the point or place of beginning.

Containing 68,775 Square Feet or 1.579 Acres.

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: [info@pidcockcompany.com](mailto:info@pidcockcompany.com)  
Website: [www.pidcockcompany.com](http://www.pidcockcompany.com)

*Established 1924*  
J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP  
Brian A. Dillman, P.E.  
Ronald J. Gawlik, P.E.  
Brian E. Harman, P.E., PTOE  
James A. Rothdeutsch, P.E., LEED AP  
John R. Russek, Jr., P.E.  
Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.  
William G. Kmetz, P.L.S.  
Jeffrey R. Matyus  
John M. McRoberts, P.E.  
Brent D. Shriver, P.E.  
Todd L. Sonntag, R.A., LEED AP  
Anthony F. Tallarida, P.E.  
Ryan R. Troutman, P.E.

*G. Edwin Pidcock, P.E., P.L.S. 1924-1967*  
*John S. Pidcock, P.E., P.L.S. 1954-1999*  
*Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)*

November 13, 2023

Description of Lot 86 as shown on plans titled, "Preliminary/Record Plan Of Hills At Lock Ridge - West Prepared For Jaindl Land Company Showing Property Located In The Borough Of Alburtis and Lower Macungie Township, Lehigh County, PA", dated June 7, 2005, last revised August 23, 2013 Sheets A and B (Sheets 5 and 6 of 20), bearing File No. S-10575, as prepared by The Pidcock Company, Allentown, Pennsylvania, and recorded October 10, 2013 as Instruments #2013039068 and #2013039069:

## AREA "A"

Beginning at a point at the intersection of the westerly line of lands of Lower Macungie Township (Lehigh County Parcel Identifier Number 546386978022), and the southeasterly right-of-way line of Church Street (T-490);

Thence (1) along the westerly line of lands of Lower Macungie Township, S 8°57'02" E, a distance of 442.53 feet to a point;

Thence along the northerly right-of-way line of Scenic View Drive, the four following courses:

(2) on a curve to the right having a radius of 15.00 feet (delta 90°18'09", tangent 15.08 feet, chord S 36°12'03" W, 21.27 feet) for an arc distance of 23.64 feet to a point,

(3) on a curve to the right having a radius of 270.00 feet (delta 35°44'51", tangent 87.07 feet, chord N 80°46'27" W, 165.74 feet) for an arc distance of 168.46 feet to a point,



(4) N 62°54'02" W, a distance of 100.00 feet to a point, and

(5) on a curve to the left having a radius of 230.00 feet (delta 9°11'21", tangent 18.48 feet, chord N 67°29'42" W, 36.85 feet) for an arc distance of 36.89 feet to a point;

Thence (6) on a curve to the right connecting the northerly right-of-way line of Scenic View Drive with the southeasterly right-of-way line of Church Street (T-490), having a radius of 15.00 feet (delta 82°36'47", tangent 13.18 feet, chord N 30°46'59" W, 19.80 feet) for an arc distance of 21.63 feet to a point,

Thence along the southeasterly right-of-way line of Church Street, the four following courses:

(7) N 10°31'24" E, a distance of 65.35 feet to a point,

(8) on a curve to the right having a radius of 303.50 feet (delta 44°25'26", tangent 123.93 feet, chord N 32°44'07" E, 229.47 feet) for an arc distance of 235.32 feet to a point,

(9) N 54°56'50" E, a distance of 57.89 feet to a point, and

(10) on a curve to the left having a radius of 206.50 feet (delta 23°14'55", tangent 42.48 feet, chord N 43°19'22" E, 83.22 feet) for an arc distance of 83.79 feet to the point or place of beginning.

Containing 87,138 Square Feet or 2.00 Acres.

#### AREA "B"

Beginning at a point at the intersection of the westerly line of lands of Fred J. Jandl T/A Jandl's Turkey Farm (Lehigh County Parcel Identifier Number 546386284167), and the northwesterly right-of-way line of Church Street (T-490);

Thence along the northwesterly right-of-way line of Church Street, the five following courses:

(1) S 26°58'41" W, a distance of 27.58 feet to a point,

(2) on a curve to the right having a radius of 173.50 feet (delta 27°58'09", tangent 43.21 feet, chord S 40°57'45" W, 83.86 feet) for an arc distance of 84.69 feet to a point,

(3) S 54°56'50" W, a distance of 57.89 feet to a point,



(4) on a curve to the left having a radius of 336.50 feet (delta  $44^{\circ}25'26''$ , tangent 137.40 feet, chord S  $32^{\circ}44'07''$  W, 254.42 feet) for an arc distance of 260.90 feet to a point, and

(5) S  $10^{\circ}31'24''$  W, a distance of 12.33 feet to a point;

Thence (6) along lands of the Borough Of Alburdis (Lehigh County Parcel Identifier Numbers 546376559630 and 546376287923), N  $6^{\circ}43'12''$  W, a distance of 485.75 feet to a point;

Thence (7) along lands of Pennsylvania Lines L.L.C., S  $75^{\circ}43'13''$  E, a distance of 312.02 feet to a point;

Thence (8) lands of Fred J. Jandl T/A Jandl's Turkey Farm, S  $8^{\circ}57'02''$  E, a distance of 58.89 feet to the point or place of beginning.

Containing 71,898 Square Feet or 1.651 Acres.

