

**The Zoning Hearing Board of Upper Milford Township will meet on Monday,  
August 11, 2025 at 7:00 P.M. in the Upper Milford Township Building,  
Emmaus, PA**

**Agenda**

**HEARING**

1. Hearing called to order
2. Roll call and declaration of quorum
3. Chairman's Opening Statement
4. Reading of Appeals

**Appeal No. 2025-02**, Jai Raskapur of 4346 Eisenhower Dr., Bethlehem, PA 18020 and Isha Patel of 1559 Emily Ct., Hatfield, PA 19440, request a variance to Article 3, Section 304.B.2.b. (Permitted uses within Business Zoning Districts) of the Zoning Ordinance in order to construct an addition and operate a retail store use with a floor area greater than 2,000 sq. ft. at 5130 Chestnut St., Emmaus, PA 18049. Village Commercial (VC) Zoning District.

- a. Advertising / Posting
- b. Recognize Appellant, Objectors, Supporters
- c. Swearing in of anyone wishing to speak for or against this appeal
- d. Solicitor to identify issues
- e. Correspondence
  - i. Identification of each item
  - ii. Objections to entering items into the record
- f. Testimony

**Appeal No. 2025-03**, Rae Sloan Revocable Trust of 4884 Skytop Dr., Emmaus, PA 18049, requests a Variance to Article 3, Section 305.A. (Side Yard Setback) of the Zoning Ordinance in order to construct an addition onto the single-family dwelling at 4884 Skytop Dr., Emmaus, PA 18049. Conservation (CON) Zoning District.

- a. Advertising / Posting
- b. Recognize Appellant, Objectors, Supporters
- c. Swearing in of anyone wishing to speak for or against this appeal
- d. Solicitor to identify issues
- e. Correspondence
  - i. Identification of each item
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**BUSINESS MEETING**

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Acceptance of Minutes

1. Accept Minutes of the March 10, 2025 Meeting.

Unfinished Business

New Business

Correspondence

Solicitor's Report

Adjournment

Cc: Zoning Hearing Board Members  
Stephen Strack, ZHB Solicitor  
Zoning Officer, Alan Brokate  
Gross McGinley, LLP  
Board of Supervisors  
Township Manager  
Shari Cooper, Court Reporter