



# Borough of NORTHAMPTON Pennsylvania

1401 LAUBACH AVE., P.O. BOX 70 • NORTHAMPTON, PENNSYLVANIA 18067-0070 • TEL.: 610-262-2576 • FAX: 610-261-0505

January 23, 2024

RE: 233 West 27<sup>th</sup> Street, Northampton, PA 18067  
Tax Parcel ID – L3-6-7B-1

Dear John Falls – Stellar Innovations:

Per your Right to Know Request dated January 22<sup>nd</sup>, 2024, please find the information for the above referenced parcel. There is no open zoning, fire, or building code violations on this property. However, the Refuse Collection and Disposal fees are in arrears. The 2023 fee has been submitted to Portnoff Law Associates, LTD, the Borough's designated collection agency. All fees associated with 2023 must be paid through Portnoff and they can be reached at 1-866-211-9466. The 2023 base fee plus penalty of \$374.00 does not include the legal fees associated with the collection. As of the date of this letter the 2024 fee has not been paid. If paid by February 16<sup>th</sup>, 2024, the fee is \$315.00, and after February 16<sup>th</sup>, 2024, the fee is \$340.00. Also, attached is a zoning verification letter.

Sincerely,

Jerry Serensits,  
Northampton Borough Zoning Officer

for – LeRoy Brobst,  
Northampton Borough Manager and  
Right To Know Officer



JULIA KUTZLER  
PRESIDENT OF COUNCIL

RONALD GLASSIC  
VICE PRESIDENT OF COUNCIL

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John Falls – Stellar Innovations:

In connection with the property referenced above, I hereby certify and represent the following statements are true as of the date of this letter:

- (i) The Zoning Classification of this property is R-1, Residential Zoning District;
- (ii) This property lies within the boundaries of the borough authority's zoning district;
- (iii) The individual executing this letter is authorized and empowered to do so on behalf of the borough;
- (iv) The current uses, occupancy, operations and improvements of this property are in full compliance with all applicable zoning codes, rules and regulations of said zoning district;
- (v) All governmental permits and approvals necessary for the construction, use operation and occupancy of this property have been issued and are in full force and effect;
- (vi) There are no outstanding notices of any uncorrected material violations of the applicable zoning ordinances; and
- (vii) Should this property be destroyed by casualty, under current applicable zoning ordinances, this property may be rebuilt to its current use and density.

Should there be any questions concerning this information, please feel free to contact me.

Sincerely,

Jerry Serensits  
Zoning Officer