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ǂ Admitted before the U.S. Third Circuit of Appeals
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"A Personal Approach to Legal Service"

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March 27, 2015

Via Certified and First Class Mail

Diane Hollenbach
Maidencreek Township
1 Quarry Road
PO Box 319
Blandon, PA 19510

Re: *Zoning Hearing Request on Behalf of Jane's Spa, Inc.*

Dear Ms. Hollenbach:

Enclosed herein please find a Notice of Appeal or Application on behalf of Jane's Spa, Inc. Per your request, I have also enclosed a check for Fifteen Hundred Dollars ($1,500.00), three (3) copies of a plot plan of the property, and a list containing the names and addresses of all property owners known to be within 1000 feet of the applicant's property. Please advise this office when a hearing is scheduled. Thank you very much for your time and consideration.

Very truly yours,

Jacob T. Thielen, Esquire
O'Keefe, Miller & Thielen, P.C.

cc: Jane Fan (*Via First Class Mail*)

MAIDENCREEK TOWNSHIP ZONING HEARING BOARD

NOTICE OF APPEAL OR APPLICATION
(To be filed in triplicate with plot plan attached.)

APPEAL NO. _____

DATE 3/25/15

Appeal is hereby made by the undersigned (check one)

( ) from the action of the Zoning Officer in refusing my application for a Zoning Permit on _____, 20 .

( ) for a Variance from the terms of the Zoning Ordinance of Maidencreek Township.

( ) for a Special Exception from the terms of the Zoning Ordinance of Maidencreek Township.

( ) for a Conditional Use from the terms of the Zoning Ordinance of Maidencreek Township.

(X) for a Rezoning from the terms of the Zoning Ordinance of Maidencreek Township. (appeal from re-zoning)

( ) from the action of the Building Inspector in refusing my application for a Building Permit on _____, 20 .

Name of Property Owner Folino Properties

Name of Applicant Jane's Spa, Inc.

Location of Property 8468 Allentown Pike, Suite 5, Blandon, PA 19510

Address of Applicant 22 E. Main St., Fleetwood, PA 19522

Interest of Applicant in property if not owner (agent, lessee, equitable, etc.) lessee

Attorney (if any) Jacob Thielen, 22 E. Main St. Fleetwood, PA 19522

1. Application relates to:
Use ( ) Lot Area ( ) Yards ( ) Height ( ) Existing Building (X)
Proposed Building ( ) Area Classification ( )
Other ( ) _____

2. Description of Real Property and Location: Commercial property

(a) Lot Size
(b) Present Use
(c) Present Zoning Classification
(d) Present Existing Improvements

3. Date Building Inspector or Zoning Officer made his determination 3/3/15

Statement of alleged error or Building or Zoning Officer Reclassification as "adult related-use." Revoked certificate of occupancy and issued cease + desist order.

4. Action desired by applicant Reinstate certificate of occupancy; lift cease + desist order.

5. Reasons applicant believes the Board should approve the desired action (ei. To section or sections of the ordinance under which you believe the desired action may be allowed, and note specifically whether or not a hardship is being claimed) The classification of Janes Spa, Inc. as an adult business is improper. An arrest that occurred on the premises was of one employee who has been terminated. Owners and other employees were never charged.

6. Has a previous appeal been filed in connection with these premises? no

7. List names and addresses of all adjoining property owners and all property owners and/or residents within 1000 feet of the location of applicant's property.

8. Attach 3 scale copies of a plot plan of the real estate affected and in question here, indicating its location, North point, scale, adjoining owners, distances, lot size, size and location of improvements now existing and the size and location of proposed improvements, show site location insert, and indicate any other changes desired or information required by the Zoning Hearing Board.

9. The undersigned being the legal or equitable owner of certain real estate, which is the subject of a zoning application which is being submitted to the Township of Maidencreek simultaneously herewith, in consideration of the Township of Maidencreek processing the aforesaid plan, agree to pay to the aforesaid Township, within thirty (30) days from the date of the Township invoice, all costs that the Township has incurred, in processing the said zoning application.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my knowledge, information and belief.

Date 3/24/15

Applicant

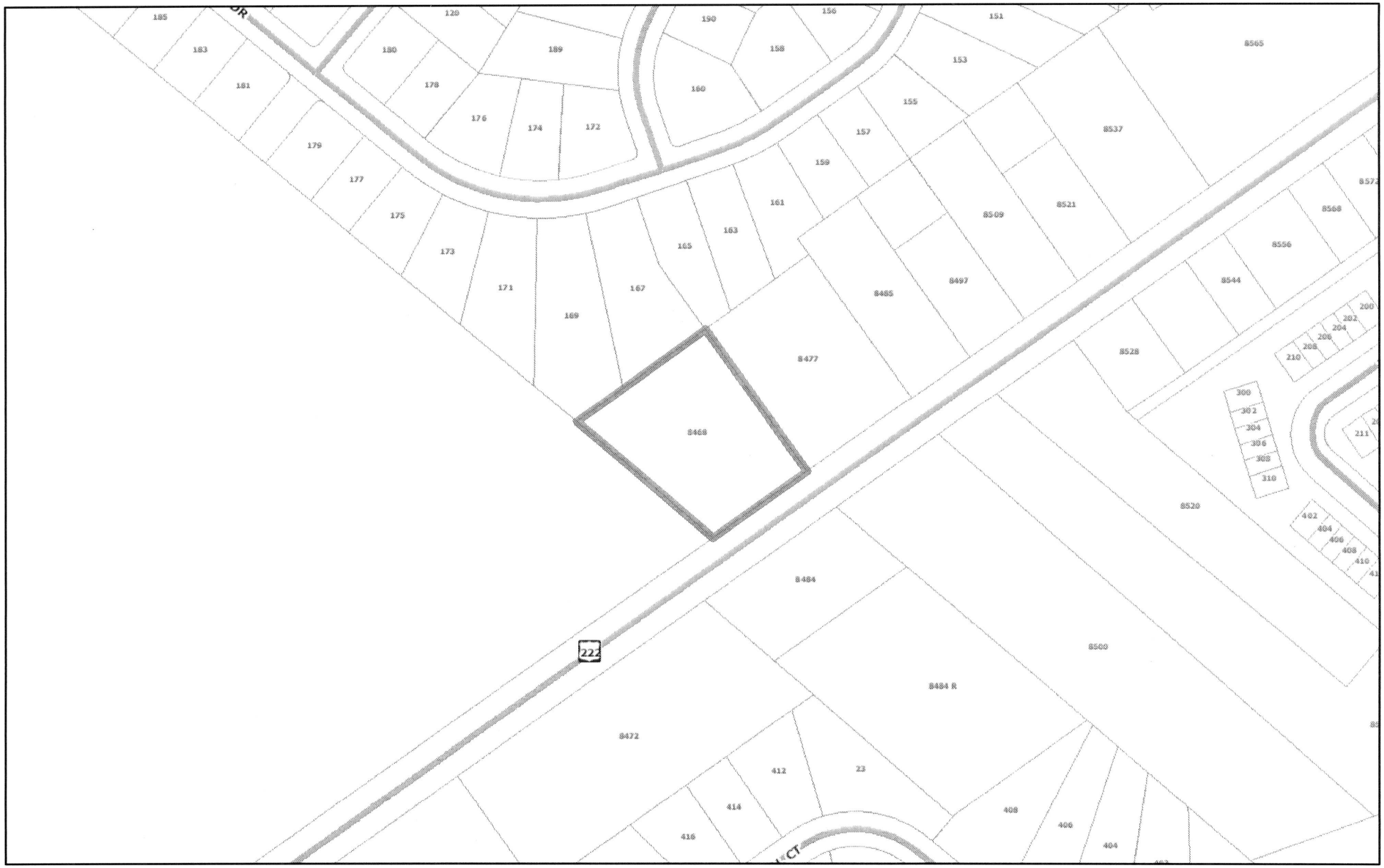
JIZHEN FAN

Witness:

THIS APPLICATION MUST BE ACCOMPANIED WITH A CHECK IN THE AMOUNT OF $ 1500.00 MADE PAYABLE TO: MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS.

County of Berks Assessment Parcel Viewer

Generated: 3/26/2015



Main Road
Public/Private Lane
Railroad
Parcels
Municipality
Streams
Water Features

1:3,306

0 0.0275 0.055 0.11 mi

N

County of Berks

COUNTY OF BERKS - DISCLAIMER: FOR REFERENCE ONLY; PARCEL BOUNDARIES NOT SURVEY GRADE FOR ASSESSMENT PURPOSES ONLY.

Addresses and Property Owners within 1000 feet of 8468 Allentown Pike, Blandon, PA

8477 Allentown Pike, Blandon, PA19510- - Massimo Folino

8485 Allentown Pike, Blandon, PA 19510 – Thelma M. Thomas

8497 Allentown Pike, Blandon, PA 19510 – Richard Ahrens

8509 Allentown Pike, Blandon, PA 19510 – Jay Moyer

8521 Allentown Pike, Blandon, PA 19510 – Michael Andrews & Paula Taylor

8537 Allentown Pike, Blandon, PA 19510 – Rodolfo & Lidia Folino

8472 Allentown Pike, Blandon, PA 19510 – Blandon LP

8484 Allentown Pike, Blandon, PA 19510 – James & Kathleen Adams

8500 Allentown Pike, Blandon, PA 19510 – Deborah C. Deichman

8508 Allentown Pike, Blandon, PA 19510 – William & Faith Riedel

8520 Allentown Pike, Blandon. PA 19510 – GSP Properties

8528 Allentown Pike, Blandon, PA 19510 – Ann M. Caccese

8544 Allentown Pike, Blandon, PA 19510 – Mark & Stephanie Power

169 Austrian Drive, Blandon, PA 19510 – Can Corp of America

171 Austrian Drive, Blandon, PA 19510 – Can Corp of America

173 Austrian Drive, Blandon, PA 19510 – Can Corp of America

175 Austrian Drive, Blandon, PA 19510 – Can Corp of America

177 Austrian Drive, Blandon, PA 19510 – Can Corp of America

179 Austrian Drive, Blandon, PA 19510 – Can Corp of America

180 Austrian Drive, Blandon, PA 19510 – Pablo & Mayra Alvarez

178 Austrian Drive, Blandon, PA 19510 – Franklin & Jennifer Reese

176 Austrian Drive, Blandon, PA 19510 – Craig & Vickie Stirk

174 Austrian Drive, Blandon, PA 19510 – Pamela Foor

172 Austrian Drive, Blandon, PA 19510 – Dawn Reeser

167 Austrian Drive, Blandon, PA 19510 – Mark & Michelle Duguay

165 Austrian Drive, Blandon, PA 19510 – Kenneth Kunkel & Juanita Morales

163 Austrian Drive, Blandon, Pa 19510 – Troy & Lorrie Collinge

161 Austrian Drive, Blandon, PA 19510 – Theresa Valovcin

159 Austrian Drive, Blandon, PA 19510 – Martin & Lindsay Schaeffer

157 Austrian Drive, Blandon, PA 19510 – Michael & Judith Hahn

155 Austrian Drive, Blandon, PA 19510 – Edward Walsh IV & Rachel Goodman

153 Austrian Drive, Blandon, PA 19510 – Andrew Bell & Amy Mercuri

160 Austrian Drive, Blandon, PA 19510 – Glenn & Jan Scott

158 Austrian Drive, Blandon, PA 19510 – Michael & Joyce Appnel

156 Austrian Drive, Blandon, PA 19510 – Patrick & Lorraine Delaney

189 Longleaf Drive, Blandon, PA 19510 – Thomas & Kimberly Chilton

190 Longleaf Drive, Blandon, PA 19510 – Shawn & Heather Moliatu

404 Colonial Court, Blandon, PA 19510 – Marvin & Barbara Savage

406 Colonial Court, Blandon, PA 19510 – Paul Grady & Nancy Duncan

408 Colonial Court, Blandon, PA 19510 – Peter & Priscilla Costello

23 Colonial Court, Blandon, PA 19510 – Gus & Erica Medina

412 Colonial Court, Blandon, PA 19510 – James & Maria Wright

414 Colonial Court, Blandon, PA 19510 – Donald & Michelle Potthoff

416 Colonial Court, Blandon, PA 19510 – Kevin Mickle