



LOWER NAZARETH TOWNSHIP PLANNING & ZONING OFFICE

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LOWER NAZARETH TOWNSHIP NOTICE OF ZONING HEARING BOARD MEETING

Public Notice by the Lower Nazareth Township Zoning Hearing Board is hereby given for a Zoning Hearing meeting to be held on Tuesday, August 26, 2025, at 6:30 p.m., in the Lower Nazareth Township Municipal Building, 623 Municipal Drive, Nazareth, PA, 18064 regarding the following zoning appeals from the Lower Nazareth Township Zoning Ordinance, adopted December 13, 2023, last amended November 13, 2024:

Hyperion Capital Management, LLC (ZA2025-04) – The Applicant is seeking a variance from Article 4, Section 401.4, Designated Growth Overlay, Requirement to connect to public infrastructure. The property location is 146 and 154 Nazareth Pike, Bethlehem, PA, 18020, specifically Tax Map #L7-8-5B, #L7-8-7, and #L7-8-7A and is zoned TD-6, Village Mixed Use.

Mitchell D. Mogilski, Jr (ZA2025-05) – The Applicant is seeking a variance from Article 5, Section 503.3.B(2), Maximum total floor area of all accessory buildings. The property location is 4318 Christian Springs Road, Nazareth, PA 18064, specifically Tax Map #K7-17-11A and is zoned TD-4, Village Residential.

Keith M. Baltz (ZA2025-06) – The Applicant is seeking Special Exception approval to operate a home occupation, specifically an accounting and tax office, pursuant to Article 3, Section 303.1.A, TD-4 Village Residential Permitted Accessory Uses, and Article 7, Section 702.17, Home Occupation Specific Criteria. The property location is 511 Magnolia Ln, Nazareth, PA, 18064, specifically Tax Map #L7-5-104 and is zoned TD-4, Village Residential.

The Applicants must appear in person at these Zoning Hearings. Members of the public are invited to attend this meeting in person or virtually via the connection below. Anyone who wishes to testify must appear in person. A copy of the agenda will be posted on the Township website, www.lowernazareth.com, 24 hours prior to the hearing.

Join Zoom Meeting:
<https://us02web.zoom.us/j/85286588263>

Telephone: 1-646-558-8656
Meeting ID: 852 8658 8263
Passcode: 568942

Copies of the above-noted appeal applications and supporting documents are available upon request. The Lower Nazareth Township Municipal Building is accessible to the physically challenged. Any party interested in the above matter has the right to appear in person, by counsel or by representative and be heard at the time and place indicated above.

Lori B. Seese
Planning & Zoning Administrator
Lower Nazareth Township