



LOWER NAZARETH TOWNSHIP PLANNING & ZONING OFFICE

623 MUNICIPAL DRIVE
NAZARETH, PA 18064
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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, January 24, 2023, 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 2001 Zoning Ordinance, last amended January 27, 2021:

Easton Eastgate, LLC (ZA2022-15) – The applicant is seeking Special Exception approval for an Auto Service Station and Auto Repair Garage; and variances from Article 17, Table 17.1.E, Minimum Number of Parking Spaces; Article 15, Section 1502.A.58(b), Area of a Menu Sign; Article 18, Section 1809.A, Area of a Directional Sign, Section 1814.A., Maximum Freestanding Sign Height, and Section 1817.A.4, Walls Signs. The property location is 3877 Eastgate Blvd, Easton, PA 18045, specifically Tax Map #K8-9-6 and is zoned Planned Industrial-Commercial (PIC).

Stephen Selvaggio (ZA2023-01) – The Applicant is seeking an appeal of an Enforcement Notice issued by the Lower Nazareth Township Assistant Zoning Officer on 11/21/2022. The Enforcement Notice stated violations of Article 1, Section 109.A.2.e, Grading Permit requirement; Article 1, Section 109.A.2.a.2, Zoning Permit requirement; Article 11, Section 1106.B.17, Specifically Prohibited Uses; Article 2, Definitions of a Truck Terminal; and Article 14, Section 1411.C.1(d), Site Plan Requirement. The property location is 631 Municipal Drive, Nazareth, PA, 18064, specifically Tax Map #K7-19-14H, and is zoned Light Industrial Campus (LI).

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. A copy of the agenda is on the Township website, www.lowernazareth.com.

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