

**NOTICE OF INTENT TO ENACT  
PUBLIC HEARING  
UPPER NAZARETH TOWNSHIP**

The Board of Supervisors of Upper Nazareth Township, Northampton County, Pennsylvania, will conduct Public Hearing and consider enactment of an Ordinance amending the Upper Nazareth Township Zoning Map at its Regular Meeting on Wednesday, December 6, 2023, at 7:00 P.M. at the Upper Nazareth Township Municipal Building, 100 Newport Avenue, Nazareth, Northampton County, Pennsylvania.

The Board of Supervisors invites public comment on the following Ordinance entitled:

**AN ORDINANCE OF UPPER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, PURSUANT TO ARTICLE IV OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AMENDING THE UPPER NAZARETH TOWNSHIP ZONING MAP AS ADOPTED BY THE UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS ON JULY 18, 2007, TO REZONE THE PARCEL KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFICATION NUMBER J8-21-2A-0432, WITHIN THE TOWNSHIP OF UPPER NAZARETH CONSISTING OF 50.58 ACRES ABUTTING TATAMY ROAD FROM THE R-4 MEDIUM DENSITY RESIDENTIAL DISTRICT AND EX-1 EXTRACTIVE INDUSTRIAL DISTRICT TO THE L-1 LIGHT INDUSTRIAL DISTRICT.**

The above-referenced Ordinance in summary amends the Upper Nazareth Township Zoning Map to rezone the parcel of land known as Northampton County Parcel Identification Number J8-21-2A-0432, being part of the premises more particularly described in Northampton County Deed Book 2010-1, Page 220778, consisting of 50.58 acres of land abutting Tatamy Road from the current Zoning District of R-4 Medium Density Residential District and EX-1 Extractive Industrial District to L-1 Light Industrial District thereby permitting the uses contained therein and subject to the regulations thereof.

Copies of the proposed Ordinance are available for public inspection at the Upper Nazareth Township Municipal Building, 100 Newport Avenue, Nazareth, Pennsylvania, between the hours of 7:30 A.M. and 3:30 P.M., Monday through Friday. Copies of the proposed Ordinance also may be obtained for a charge not greater than the cost thereof at the Municipal Office. Copies of the proposed Ordinance are also available for public inspection at the Northampton County Law Library, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania, and The Express-Times, 18 Centre Square, Easton, Pennsylvania, as well as the Upper Nazareth Township website: [www.uppernazarethtownship.org](http://www.uppernazarethtownship.org).

**GARY NEIL ASTEAK, ESQUIRE  
UPPER NAZARETH TWP. SOLICITOR  
726 Walnut Street  
Easton, PA 18042**

**TOWNSHIP OF UPPER NAZARETH  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**ORDINANCE NO.**

**AN ORDINANCE OF UPPER NAZARETH TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, PURSUANT TO ARTICLE IV OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AMENDING THE UPPER NAZARETH TOWNSHIP ZONING MAP AS ADOPTED BY THE UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS ON JULY 18, 2007, TO REZONE THE PARCEL KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFICATION NUMBER J8-21-2A-0432, WITHIN THE TOWNSHIP OF UPPER NAZARETH CONSISTING OF 50.58 ACRES ABUTTING TATAMY ROAD FROM THE R-4 MEDIUM DENSITY RESIDENTIAL DISTRICT AND EX-1 EXTRACTIVE INDUSTRIAL DISTRICT TO THE L-1 LIGHT INDUSTRIAL DISTRICT.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Nazareth Township, Northampton County, Pennsylvania, as follows:

**SECTION 1. ZONING MAP AMENDMENT**

The Upper Nazareth Township Zoning Map, as adopted by the Upper Nazareth Township Board of Supervisors on July 18, 2007, is hereby amended to rezone the area noted on the Map attached hereto as Exhibit "A" and whose legal description is attached hereto as Exhibit "B," and being part of the premises more particularly described in Northampton County Deed Book 2010-1, Page 220778, and being Northampton County Parcel Identifier No. J8-21-2A-0432, from the current zoning district of R-4 Medium Density Residential District and EX-1 Extractive Industrial District to L-1 Light Industrial District.

**SECTION 2. AUTHORIZATION**

The Township Zoning Officer is hereby authorized and directed to amend the Upper Nazareth Township Zoning Map to carry out the intent and purpose of this amendment.

**SECTION 3. APPLICABILITY**

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of any inconsistency.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after adoption.

**SECTION 5. INCORPORATION**

This Ordinance amendment shall be incorporated into the official Ordinance Book and Map by reference with the same force and effect as if duly recorded therein.

**SECTION 6. SEVERABILITY**

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, illegal, or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION 7. REPEALER**

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

**ORDAINED AND ENACTED** by the Board of Supervisors of Upper Nazareth Township this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**TOWNSHIP OF UPPER NAZARETH**

**ATTEST:**

**BY:** \_\_\_\_\_  
**SCOTT SYLVAINUS, Chairman**

\_\_\_\_\_  
**, Secretary**

The undersigned Secretary of the Board of Supervisors of Upper Nazareth Township hereby attests that this is a true and correct copy of the Ordinance adopted by the Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**, Secretary**



**LEGAL DESCRIPTION**  
of  
**PARCEL AREA WITHIN UPPER NAZARETH TOWNSHIP**  
Upper Nazareth Township, Northampton County, PA

ALL THAT CERTAIN tract or parcel of land situated on the property of lands now or formerly of Charles Chrin Real Estate Trust, in the Township of Upper Nazareth, County of Northampton, Commonwealth of Pennsylvania, reflected on the "Chrin 90 Acre Tract" plat, attached hereto, prepared by Hanover Engineering Associates, Inc., is further described as follows, to wit:

**BEGINNING** at a point on the shared property corner of lands now or formerly of Charles Chrin Real Estate Trust (J8-21-2A-0432) and Nazareth Area School District (J8-21-2-0432E), said point being also located along Tatamy Road; thence

Along the shared common property boundary the following three (3) courses:

1. North  $14^{\circ}48'14''$  East, 358.03 feet to a point;
2. North  $0^{\circ}12'39''$  East, 1692.16 feet to a point;
3. North  $89^{\circ}47'21''$  West, 970.00 feet to a point; said point being on the shared common property boundary of Chrin Real Estate Trust and Michael J Sr & Tamara L Hammer (J8SW4-21-1-0432); thence

Along the shared common property boundary, past the shared common property boundary of Chrin Real Estate Trust and Kenneth M & Teresa M Steiger (J8SW1-18-14-0432), North  $0^{\circ}12'39''$  East, 367.65 feet to a point; said point being on the shared common property corner of Chrin Real Estate Trust and Hercules Cement Company LLC (J8-14-4-0432); thence

Along the shared common property boundary the following two (2) courses:

1. North  $81^{\circ}46'19''$  East, 2869.38 feet to a point;
2. North  $70^{\circ}42'17''$  East, 68.89 feet to a point; said point being on the shared common property corner of Chrin Real Estate Trust and Pennsylvania Lines LCC (J8-14-5-0324E); thence

Along the shared common property boundary the following two (2) courses:

1. Along a curve to the left having a central angle of  $3^{\circ}19'22''$ , a radius of 1,940.08 feet, and an arc length of 112.51 feet to a point;
2. South  $23^{\circ}29'47''$  West, 119.13 feet to a point; said point being on the municipal boundary of Upper Nazareth Township and Palmer Township; thence

Along said shared municipal boundary and through lands now or formerly of Charles Chrin Real Estate Trust the following two (2) courses:

1. South  $82^{\circ}52'13''$  West, 1440.05 feet to a point;
2. South  $7^{\circ}07'47''$  East, 2432.46 feet to a point; said point being located along Tatamy Road; thence

Along the property boundary and Tatamy Road the following five (5) courses:

1. South  $23^{\circ}27'40''$  West, 12.77 feet to a point;
2. South  $76^{\circ}58'03''$  West, 86.00 feet to a point;
3. South  $7^{\circ}31'57''$  East, 16.58 feet to a point;
4. South  $76^{\circ}34'25''$  West, 346.93 feet to a point;
5. North  $77^{\circ}06'49''$  West, 397.47 feet to a point; said point being the **POINT OF BEGINNING**.

CONTAINING 2,207,621 square feet (50.68 acres) of land, more or less.