



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, December 20, 2022, 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:

Steven Ramer (ZA2022-14) – The applicant is seeking variances from Article 15, Section 1503.F.16, Residential Accessory Structure. The property location is 364 Park Avenue, Bethlehem, PA 18020, specifically Tax Map #L7-5-7G-42 and is zoned Low Density Residential (LDR).

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 and Section 1703.H.2, Maximum number of continuous 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 1817.A., maximum freestanding sign height, and Section 1817.A.4, Walls Signs; and Article 14, Section 1404.D.1, Buffer requirements. The property location is 3877 Eastgate Blvd, Easton, PA 18045, specifically Tax Map #K8-9-6 and is zoned Planned Industrial-Commercial (PIC).

Chick-fil-A, Inc. (ZA2022-16) – The applicant is seeking a variance from Article 15, Section 1502.A.32, Width requirement for drive-thru lanes, and Article 11, Section 1108.N, Minimum parking setback. The property location is 3750 Dryland Way, Easton, PA 18045, specifically Tax Map #K8-9A-2D-2 and is zoned Planned Industrial-Commercial (PIC).

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