



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, February 28, 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:

Chick-fil-A, Inc. (ZA2022-16) – *Continued* - 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).

McDonald's USA, LLC (ZA2023-04) – The applicant is seeking a variance from Article 17, Section 1701, Table 17.1.E, Off Street Parking Requirements, and Article 15, Section 1502.A.32, Width requirement for drive-thru lanes. The property location is 3708 Easton-Nazareth Hwy, Easton, PA, 18045, specifically Tax Map #K8-10A-3E and is zoned Planned Industrial-Commercial (PIC).

Daniel Dal Maso and Daniel Dal Maso d/b/a Dal Maso Excavating (ZA2023-01) – The Applicant is seeking an appeal of an Enforcement Notice issued by the Lower Nazareth Township Assistant Zoning Officer on 12/12/2022 and related variances. The Enforcement Notice stated violations of Article 11, Section 1103, Permitted Use of the Property; Article 11, Section 1106.B.17, Prohibited Use, Truck Terminal, Article 11, Section 1103.A.16, Outdoor Storage Accessory Use, and Article 14, Section 1401, Limit of One Principal Use. The Applicant is seeking variances from Article 11, Section 1103, Permitted by Right Uses; Article 14, Section 1401, Limit of One Principal Use; and Article 11, Section 1106.B.17, Prohibited Use, Truck Terminal. The property location is 585 Daniels Road, Nazareth, PA, 18064, specifically Tax Map #K7-19-14C, 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