



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Steven Nordahl, Chairman
Michael Gaul, Vice Chairman
Roberto Reyes, Member
David McGinnis, Alternate
Darrell Crook, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes

June 23, 2026

Chairman Steven Nordahl called the meeting to order at 6:30 p.m. Board Members Mike Gaul and Roberto Reyes; Alternate David McGinnis; Zoning Hearing Board Solicitor, April Cordts; Lori Seese, Planning & Zoning Administrator; and Emily Fucci, Assistant Planning & Zoning Administrator were in attendance.

APPROVAL OF THE AGENDA

Approval of the agenda as posted was moved by Gaul and seconded by Reyes. The motion carried unanimously.

MINUTES

Approval of the April 28, 2026 minutes was moved by Gaul and seconded by Reyes. The motion carried unanimously.

HEARINGS

ZA2026-03 Jandy Boulevard, LP c/o Roy Pascal

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Julie Bane representing Tractor Supply Company (TSC)

Exhibit Z-1 – Township folder containing the original application and supporting materials, affidavit of publishing, proof of posting and certification of mailing was requested to be entered into the record by Seese.

Acceptance of Exhibit Z-1 into the record was moved by Gaul and seconded by Reyes. The motion carried unanimously.

Bane introduced herself as the Construction Manager. TSC is seeking temporary relief for improperly stored products until a proposed 40' x 54' feed center can be built to house the products. They anticipate construction will begin in September 2026 and be completed in November 2026. The feed center will not be a customer shoppable area and will be used to store overflow that cannot fit into the store warehouse.

Bane referenced four (4) trailers located behind the store that TSC is requesting approval to remain on site until the new structure is built. All four (4) trailers will be removed from the property after construction of the feed center is complete.

Seese distributed an email containing pictures of additional areas of improper outdoor storage located along the side and rear driveway. Bane confirmed it appeared to be pallet storage.

Exhibit Z-2 – Email dated April 24, 2026 from Lori Seese to Charisse Mathis including two (2) photographs of illegal outdoor storage

Nordahl asked if they intended to remove the pallet storage.

Reyes questioned why the request for relief only included the trailers and not the pallets.

Seese thought the request would encompass all illegal outdoor storage. Seese was unaware of the proposed feed center.

Bane will speak with the TSC manager about removal of the pallets from the drive aisle.

Gaul pointed out the site plan showed two (2) structures. Bane addressed the second proposed building, which is a 40' x 40' live goods center for plants.

Both structures will be located within the fenced area. The fenced area was granted prior relief for outdoor storage and contains gates, kayaks and other large merchandise items.

Gaul asked if any changes were being made to the fenced area, and Bane confirmed no change of use was being proposed for the fenced area.

Nordahl asked if customers are permitted in the fenced area. Bane replied that customers are permitted to shop in the area and vehicles can enter the area to pick up large orders.

Nordahl asked if the new structures will be taller than the existing building. Bane replied that the peak of the garden center roof will be higher than the existing building. The garden center will not be an enclosed structure.

McGinnis asked what would happen if building permits for the feed center were not approved. Reyes asked if the trailers and pallets would still be removed. Bane replied that they would need to find a solution.

Bane described a composite enclosure they are proposing to place around the dumpsters to secure the area. The dumpster currently has open access. Bollards will also be proposed.

McGinnis commented that the pallet storage inhibits emergency vehicle access and is dangerous.

Nordahl added that the pallets are accessible to the public and create a security problem.

Gaul asked if TSC had received a notice of violation. Seese provided background on the application. TSC did not receive formal notice of violation. TSC was advised of the violation and submitted an appeal for relief. If a formal notice had been issued, TSC would have still needed to file an appeal.

Discussion was held on permit time limits imposed by the Zoning Ordinance. Seese confirmed that TSC has nine (9) months to apply for permits or the relief granted will expire.

Gaul asked if removal of the trailers and pallets could be a condition of a certificate of occupancy for the structures. Seese confirmed it can be.

Seese clarified that the relief requested will be temporary. With conclusion of the permits for the new structures, the relief will go away and revert back to the original relief granted for outdoor storage under ZA2008-02.

Board Deliberation

Motion for an executive session moved by Gaul and seconded by Reyes. The motion carried unanimously. Executive session at 7:08PM.

Motion to resume the hearing moved by Gaul and seconded by Reyes. The motion carried unanimously. Hearing reinstated at 7:30PM.

Gaul announced that the Board would like to enter the Google Map image that has been displayed on the screen as an exhibit.

Exhibit Z-3 – Google Earth Aerial depicting 4037 Jandy Boulevard with the three (3) subject areas of outdoor storage where temporary relief is being requested circled in black marker. Bane confirmed the aerial image and circled areas were accurate depictions of the site.

Motion by the Board

Motion by Gaul to grant the special exception under Article I, Section 121.3.C to temporarily permit the areas circled on Exhibit Z-3 to be utilized for outdoor storage by Tractor Supply Company, subject to the following conditions:

1. Relief is granted until a Certificate of Occupancy is issued for one of the proposed accessory structures or until the end of 2026, whichever is earlier.
2. No further product shall be added to the unfenced outdoor storage area, unless otherwise permitted under zoning appeal ZA2008-02.
3. The dumpster shall be enclosed prior to the Certificate of Occupancy being granted by the Township for the accessory structures.
4. Relief is pursuant to the testimony proved and exhibits offered.

Seconded by Reyes. The motion carried unanimously.

Motion by Gaul to deny the requested variances under Article VIII, Section 809.3 and Article VII, Section 809.4 and declare the requests as moot, as the necessary relief was granted under the special exception. Seconded by Reyes. The motion carried unanimously.

COURTESY OF THE FLOOR

No comments received.

ADJOURNMENT

The meeting adjourned at 7:38p.m.

Motion by Gaul to adjourn the meeting and seconded by Reyes. The motion carried unanimously.

Respectfully submitted,



Emily Fucci
Assistant Planning & Zoning Administrator

**** Note: These minutes are only a brief summation of the actual hearing. All Zoning Hearing Board hearings are officially transcribed by a professional stenographer. Should any parties wish to view these transcripts, please contact the Zoning Officer. If an official copy has not been requested, the requestor must pay for the transcript.***