



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

July 28, 2026

Chairman Steven Nordahl called the meeting to order at 6:30 p.m. Board Member Roberto Reyes; Alternates David McGinnis and Darrell Crook; 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 Reyes and seconded by McGinnis. The motion carried unanimously.

MINUTES

Approval of the June 23, 2026 minutes with the addition of the meeting date in the header was moved by Reyes and seconded by McGinnis. The motion carried unanimously.

HEARINGS

ZA2026-04 K&T Property Holding Company, LLC

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Applicant Anthony Collina and Attorney John P. Karoly, III

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. Karoly asked for clarification on the folders contents and no objection.

Karoly introduced the application. The applicant is requesting that the proposed use is not defined with the Zoning Ordinance and is asking for an interpretation. Alternatively, they would be seeking a Special Exception or Variance for the use.

Collina provided testimony. K&T Property Holding Company, LLC has owned the property since March of 2026 and intends to use the property to house inventory and company vehicles for Snap On Tools.

Exhibit A – (3) photographs depicting 586 Nazareth Pike. The building is approximately 3,000 to 4,000 s.f. with two small offices, 4 garage bays and parking. It previously housed an auto repair shop. Collina painted and cleaned the building. No other changes are proposed.

Collina owns a Snap On franchise, which is a mobile tool distributor of professional hand tools. They visit places of business requiring professional hand tools to sell and service tools on site. No sales will be conducted on the property.

Exhibit B – photographs showing the interior of a Snap On Truck. Each Snap On truck contains a work center, sales display, sale computers and acts as a mobile store. All sales occur at the end use location.

No manufacturing or repairs of equipment will take place on the property. There will not be a retail showroom.

The business currently has three employees, including Collina. Hours will generally be 7:00AM to 4:00PM, with employees working off site. Employees will load vehicles in the morning and return at the end of the workday. No outdoor storage is proposed. The trucks will be parked in the existing garage bays.

Exhibit C – photographs showing Snap On trucks parked inside the garage

Collina currently operates from his home and has outgrown the space.

Snap On does not permit retail franchises and retail stores are not permitted.

Neighboring uses include an auto body and repair facility, a dentist, a diner, an accountant, a tree service and a painting company. Collina believes the use fits in with the general character of the neighborhood.

The prior use of the property was by Mark's Automotive. The proposed use will not generate additional traffic, impact neighbors or hold customer gatherings.

The location of the property is in the middle of the Snap On service area and is well suited to the use.

If denied, Collina expects to rent the property out for another auto body and repair shop, which will create noise and traffic in the neighborhood.

A Zoning Use and Occupancy application was previously submitted. Seese categorized the use under "Wholesale Sales".

Nordahl asked how the Snap On inventory will be replenished and how often deliveries are received. 95% of deliveries come from UPS and are placed immediately on the trucks. Shipments are dependent on customer orders and come 1 to 3 times a week. Collina will install a rack of shelving inside the garage bays.

Nordahl asked if inventory is stockpiled. Some excess tools are kept but not large quantities.

Nordahl noted that Appendix B of the original application states "customer visits expected to be extremely infrequent averaging less than 1 visit per week" and contradicts the prior testimony. Collina replied that he cannot promise a customer will never arrive at the site. Customers will never be invited to the site. Collina aims to keep the business low key and avoid theft.

Nordahl asked if they plan to put up a Snap On sign. Collina has already replaced the existing sign panel with a black and white sign saying "TTC" for Tony's Tool Crib. There will be no public advertisement of Snap On. The Snap On franchise does not permit signs.

Reyes asked if any tool work is done at the property. Small repairs are done at the customer site and otherwise shipped back to Snap On for repair.

McGinnis noted in Exhibit C that there appears to only be room for one row of storage shelves. Collina confirmed.

Reyes asked if the side garage door will be used. It will not be utilized at this time but may in the future.

Reyes asked about security features. Security bars are placed inside all windows, and the building is equipped with an alarm system.

Nordahl asked if any vehicle maintenance is performed on site. No maintenance is performed.

Nordahl asked about weekend hours. Employees may opt to enter the shop on the weekend, but there are no set hours of operation.

Reyes questioned why only the first line of the definition of "Wholesale Sale" was read. When read in entirety, the definition notes selling to industrial, commercial and professional business users. The definition seems to meet what they are doing. Reyes asked for the opinion of Karoly.

Karoly replied that no selling is engaged on site and the definition does not apply. The use was compared to that of a plumber.

Seese asked for clarification on what use they are proposing to meet. Collina replied they believe they meet the definition of a Contractor Office/Yard. Seese asked for an explanation on how that conclusion was made. Seese pointed out that they still meet the definition of Wholesale Sales, as they sell to end users. Karoly stated that the building itself is not used for sales and is being used as a Contractor Office/Yard.

Seese requested that the record is made very clear on what the use is and is not. There needs to be clarity on what the approved use will be to avoid issues in the future should Snap On no longer occupy the building one day.

Cordts suggested adding conditions if an approval is granted. Reyes asked if they would agree to a condition not to perform any sales on site.

Reyes noted that a Contractor is not defined. Seese directed the Board to Zoning Ordinance Section 105.2. *Use Not Specifically Regulated*. There are five criteria items the applicant needs to meet.

Crook asked what would happen if the business outgrew the site. The property allows for room to expand, specifically space for two additional trucks.

Statements in support of the application were received from William Newhard of 571 Nazareth Pike, Mark Presby of 1368 Bangor Road (previous owner of the property and Mark's Automotive), Bill Hughes of 592 Nazareth Pike and Pat Hughes of 592 Nazareth Pike.

Board Deliberation

Nordahl called for an executive session. Motion for an executive session moved by Reyes and seconded by McGinnis. The motion carried unanimously. Executive session at 7:32PM.

The Zoning Hearing Board returned at 7:53PM.

Motion by the Board

Motion by Reyes to make the determination that the proposed use meets the definition of a Contractor Office/Yard and meets the criteria for *Uses Not Specifically Regulated* under Ordinance Section 105.2, and the Board grants approval of a Variance, with the approval based upon the unique business and operational model of the use along with testimony and evidence provided, and with the following conditions:

1. No sales are made on site
2. No orders are placed on site
3. If the business model or operating model changes, the applicant must return to the Board for further relief.

Seconded by McGinnis. The motion carried unanimously.

COURTESY OF THE FLOOR

No comments received.

ADJOURNMENT

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

The meeting adjourned at 7:55 p.m.

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.***