

LOWER MACUNGIE TOWNSHIP
ZONING HEARING BOARD MINUTES

March 28, 2023

The March 28, 2023 Zoning Hearing Board Meeting was called to order at 6:00 p.m. by Mr. Charles Ervin. Members present were Avery Smith, William Royer, Jared Hanna and Ronald Beitler. Also, in attendance were Carl Best, Zoning Officer, Vincent Tranguich, Deputy Director and Ronald Corkery, Solicitor. The hearing was held at the Lower Macungie Township Municipal Campus, Meeting Room A, 3400 Brookside Road, Macungie, PA. 18062.

Reorganization for 2023

On a motion by Mr. Royer, second by Ms. Smith and a unanimous vote, the Board votes to appoint Mr. Charles Ervin as Chairman for the year 2023.

On a motion by Mr. Ervin, second by Mr. Royer and a unanimous vote, the Board votes to appoint Ms. Avery Smith as Vice Chairperson for the year 2023.

On a motion by Mr. Ervin second by Mr. Hanna and a unanimous vote, the Board votes to appoint Attorney Ronald Corkery as Solicitor and Attorney Catherine Durso as Conflict Solicitor for the year 2023.

On a motion by Mr. Ervin, second by Mr. Royer and a unanimous vote, the minutes for February 28, 2023 were approved.

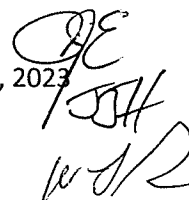
On a motion by Mr. Ervin second by Mr. Royer and a unanimous vote, the Invoice for Attorney Ron Corkery were approved.

Mr. Best is sworn in and testifies that he is the Zoning Officer for Lower Macungie Township and that the following Appeals were properly advertised, that adjoining property owners were notified and that the properties were posted and a record of the Appeals are on file.

Appeals to the Zoning Hearing Board:

Appeal No. 08-2023 of Camp Degel Hatorah, Inc. 116 Glen Avenue S Lakewood NJ. 08701.

Attorney Joseph Bubba represents the Applicant. Rabbi Joseph Deutsch, applicant, is sworn in. The property is located at 1312 N. Brookside Road in a S-Suburban Residential Zoning District. The church property is approximately 11.2 acres of land. Nine (9) buildings total.

Handwritten signatures and initials in black ink, including what appears to be 'CE', 'JSH', and 'WJR'.

The two (2) dorms have 32 and 48 units in them. There are several activity fields on the property that include a swimming pool. The property was used as a religious camp for many years. The church purchased the property in 1985 and used it for about 30 years.

The current owners are the Church of God N.E. Hispanic Region. Rabbi Deutsch has entered into a sale of agreement with the Church. Rabbi Deutsch reads an affidavit on past uses of the church. The new camp is a mixture of sports and religion. Ages range from 10 years old to 18 years old. Camp is an Orthodox Jewish congregation. The camp has strict rules and regulations. The religious sessions last for a period of 3 weeks. The camp would only be used up to 8 weeks out of the year and only in the summer months. (July/August). They would have approximately 100 campers. There would be a caretaker that lives at the property year-round for security and maintenance reasons.

Karen Nazarewych 1391 Morning Star Drive. Concerned about the dead trees and the condition of the buildings.

Gerry Krupka 5322 Prophets Way. Concerned about the condition of the property.

Debra Hrycko 1368 Brookside Road. Happy to have the religious camp on the property. Has concerns about the fence that is in disrepair.

Mark Keeley 5228 Celia Drive. Concerned about the dead trees and the fence that is falling down. Also has water issues on his property issues.

Attorney Bubba give closing remarks.

On a motion by Mr. Ervin, second by Ms. Smith and all in favor, the request to continue the nonconforming use is approved by a 5-0 vote.

Appeal No. 06-2023 of 7943 Spring Creek Road Alburtis PA. 18011.

Patrick Kirby is sworn in. Mr. Kirby stated that he is here this evening to request a Variance for the existing concrete patio. The required side yard setback is 10" feet. The patio is only 3' feet from the property line. There are no structures near the patio on the neighbor's side.

Mr. Best stated that the required set back for a patio is 10" feet.

Mr. Kirby stated that he is renovating the existing carriage house to have his brother live there who is handicapped and need care. The patio is attached to the carriage house. Mr. Kirby spoke to several of his neighbors and they stated they had no issues.

On a motion by Mr. Beitler second by Ms. Smith and all in favor, the request for a Variance is approved by a 5-0 vote.

Appeal No. 07-2023 of Megan Miller 7696 Crane Xing Macungie PA. 18062.

Mr. Alex Karol, pool contractor from Aqua Pools and Ms. Megan Miller are sworn in. The pool was built in 2021. The as-built plan revealed that the pool equipment pad was only 2' feet from the property line. The pad is 3' x 7' feet. There is a 6' foot high privacy fence around the property.

Mr. Best stated that the pool equipment pad must be located a minimum of 10' feet from the property line. Mr. Best also questioned the pool contractor as to why the plan shows a 10' foot setback and yet the equipment pad is built 2' feet from the property line.

Mr. Karol explains that it was relocated without giving much thought about the Zoning Ordinance. Ms. Miller stated that the neighbors adjacent to the pool filter (pad) have no problem with the location. Mr. Karol stated that the pool filter is actually less noisy than an air conditioning unit.

On a motion by Mr. Beitler second by Ms. Smith and all in favor, the request for a Variance is approved by a 5-0 vote.

On a motion by Mr. Ervin and a unanimous vote, the meeting was adjourned.

The minutes are only a summary of the meeting. The official transcript should be consulted for completeness and accuracy.

Respectfully submitted; Carl L. Best, Zoning Officer