

LOWER MACUNGIE TOWNSHIP
ZONING HEARING BOARD MINUTES

April 25, 2023

The April 25, 2023 Zoning Hearing Board Meeting was called to order at 6:02 p.m. by Mr. Charles Ervin. Members present were Jared Hanna and William Royer. Also, in attendance were Carl Best, Zoning Officer, Vince Tranguch, Deputy Director, Kim Molnar, HR/Finance Admin. Asst. and Ronald Corkery, Solicitor. The hearing was held at the Lower Macungie Township Municipal Campus, Meeting Room A, 3400 Brookside Road, Macungie, PA. 18062.

Boy Scout Troop 86 from Alburtis is in attendance tonight.

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

On a motion by Mr. Ervin second by Mr. Hanna and a unanimous vote, the Invoice for Attorney Ron Corkery was 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. 09-2023 of Nickie Nguyen 1565 N. Brookside Road Macungie, PA 18062

Ms. Nguyen is sworn in. The property is located at 1565 N. Brookside Road and applicant is requesting variance from maximum impervious for additional parking in rear of property. Applicant resides at property and has a nail salon business on the first floor. Prior zoning decision in April 2020 allowing for home occupation with two full time employees and five parking spaces. Applicant wants to add three more spaces for a total of 8. Entrance is from East Texas Road. Three spaces will be straight to the back of property. Applicant needs to hire part time employees as business has gotten too busy for only her and her sister working full time. She is looking to have four employees working at same time.

There are no objectors or interested parties in this Appeal.

Motion by Mr. Ervin and second by Mr. Royer to grant requested 23% additional impervious from 45% to 68%. Mr. Hanna opposed. Vote 2 to 1. Motion approved.

Motion by Mr. Ervin and second by Mr. Hanna, all in favor, to accept reasonable conditions minimum of 5 ft. setback for parking and 4 ft. solid fence in front of parking spaces in the rear and employees are to park in the three rear spaces. Vote 3 to 0. Motion approved.

Motion to amend variance to have at least four employees at most at any time by Mr. Ervin and second by Mr. Royer. Mr. Hanna opposed. Vote 2 to 1. Motion approved.

Appeal No. 10-2023 of Jatin and Pamela Gupta 7448 Cedar Road Macungie, PA 18062

Mr. Gupta was sworn in. The property is requesting a variance for impervious lot coverage for a pool. Permitted impervious coverage max is 30% and applicant would construct 37% asking for 7% more coverage. Property was at 33.5% to begin with and increase is 464 sq. ft. of impervious coverage. Moved pool to side of property and privacy hedgerow for rear of yard and sides. Fence meets setbacks. Exhibits 1 and 2 were submitted.

There are no objectors or interested parties in this Appeal.

Motion by Mr. Hanna and second by Mr. Royer, all in favor, the variance is approved by a 3-0 vote to grant additional 3.5% impervious coverage to 37.01%.

Appeal 11-2023 Kolano Design 6026 Centre Ave. Pittsburgh, PA 15206 for Guardian Storage 4440 S. Cedarbrook Rd.

Mr. Kolano was sworn in. Applicant is seeking variance regarding wall signage for 4440 S. Cedarbrook Rd. and would not like to construct a free standing sign due to visibility issues from highway and instead would like wall signage due to frontage of trees block visibility of sign. Would like to use additional square footage for wall sign to be more visible. Exhibit one was submitted. Applicant would like a wall sign of 125 sq. ft. on side of building that is facing PennDOT property.

There was resident concern if signage was night sky compliant and applicant replied yes.

There are no objectors or interested parties in this Appeal.

Motion by Mr. Ervin and second by Mr. Royer, all in favor, grant requested for variance for signage to be located on south elevation of building. Motion granted 3-0.

Mr. Tranguch thanked Boy Scout Troop 86 for attending and wished them good luck for Eagle Scout.

Mr. Ervin wished Carl Best, who is retiring as zoning officer, all the best and said he was an asset to the board.

Motion by Mr. Ervin and second by Mr. Hanna, meeting was adjourned at 7:27 p.m.

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

Respectfully submitted by Kim Molnar, HR/Finance Admin. Asst.

ZHB

Page 3

April 25, 2023
