

LOWER MACUNGIE TOWNSHIP
ZONING HEARING BOARD MINUTES

September 28, 2021

The September 28, 2021 Zoning Hearing Board Meeting was called to order at 6:00 p.m. by Mr. Charles Ervin. Members present were William Royer and Jared Hanna. Also, in attendance were Carl L. Best, Zoning Officer, Vincent Tranguich and Mark Malkames, Solicitor. The hearing was held at the Lower Macungie Township Municipal Building, 3400 Brookside Road, Macungie, PA. 18062.

On a motion by Mr. Ervin and a unanimous vote, the request for a continuance until the October 26th hearing, for Appeal No. 23-2021 for F & R Macungie LLC was approved.

On a motion by Mr. Hanna and a unanimous vote, the invoice for The Malkames Law Office was approved.

On a motion by Mr. Royer and a unanimous vote, the August 24th, 2021 minutes were approved.

Appeals to the Zoning Hearing Board:

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 is on file.

Appeal No. 21-2021 of Justin and Jeanine Nagy 4970 Briarwood Drive, Macungie PA. 18062.

Mr. Nagy is sworn in and stated that they are here this evening to request a Variance to construct a fence along the front yard. They are on a corner lot which has two (2) fronts yard. Mr. Nagy stated that they would like construct a six (6) foot high fence because of their dog. The maximum height for a fence in the front yard is four (4) feet. Mr. Nagy submits a copy of what the proposed fence would look like from the fence company. (Exhibit A-1) The actual fence height is fifty-seven (57) inches. The plot plan is marked as Exhibit A-2. Mr. Nagy stated that they spoke to both neighbors an both sides and that they did not have a problem with their request.

There were no interested parties or objectors in this Appeal.

On a motion by Mr. Royer, second by Mr. Hanna and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote

Appeal No. 22-2021 of Air Products and Chemicals, Inc. 7201 Hamilton Blvd. Allentown PA. 18105.

Attorney Blake Marles represents the applicant. Attorney Marles stated that they are here this evening requesting a Variance for two (2) types of internal signs. They are directional signs and one (1) wall sign. The proposed signs exceed the requirements of the Zoning Ordinance. The campus is fifty-three (53) acres, with two (2) entrances to access the buildings. The property is located in both Lower and Upper Macungie Townships. The application requests eight (8) signs, but the actual request is for ten (10) signs. Attorney Marles would like to amend the application to include all ten (10) signs.

On a motion by Mr. Ervin second by Mr. Hanna and a unanimous vote, the applicants request to amend the application to include ten (10) signs is granted by a 3-0 vote

Mr. Patrick Garay, VP of Strategic Projects for Air Product is sworn in. Mr. Garay explains each of the Nine (9) Exhibits to the Board. There are five (5) locations where the signs will be located. The total square footage of all signs is one hundred fifty-six (156) square feet. You would not be able to see the signs from Hamilton Blvd. The signs are non-illuminated.

Ms. Linsey Eggers, Cloud Gehshan Sign Company, is sworn in. They manufactured the proposed signs for Air Products. The signs are designed for vehicular traffic who are entering the campus. The signs meet all the ADA Requirements which are national standards. The signs were designed to make it easy for the driver to see the sign from a distance.

There were no interested parties or objectors in this Appeal.

On a motion by Mr. Royer second by Mr. Hanna and a unanimous vote, the applicants request for a Variance is granted by a 3-0 vote.

On a motion by Mr. Hanna 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