



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

November 20, 2024

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:01 PM by Chairman Charles Deprill and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

MEMBERS PRESENT: Charles Deprill, Chairman; Paul McNemar, Vice-Chairman; Chris Walls, Secretary; Timothy Helmer and Ray Boronyak, Members. Absent – Haikeem Nelson, Member.

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager/Director of Community Development; Meredith Keller, Township Planner; Dave Alban, Township Engineer; Jonathan Kiechel, Keystone Consulting Engineers; Andrew Schantz, Township Solicitor.

II. MINUTES

Secretary Walls moved to approve the meeting minutes of September 18, 2024. Seconded by Vice-Chairman McNemar. The motion passed 5-0.

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller noted that there were no additions or deletions to the agenda.

IV. MPC TIMELINE REVIEW

Mr. Sostarecz stated that Docket #2356 Parkland Circle has been withdrawn by the applicant. He further noted that no applications require action by the Planning Commission.

V. PLAN REVIEW

A. Docket #2355 TransEdge Truck Centers, 5344 Tilghman Street, Final Land Development Plan – The applicant is proposing to demolish the existing northern-most building and construct a new 33,075 square foot building in its place, along with dedicated tractor parking spaces and employee parking areas. The site is located within the Township's HC – Highway Commercial Zoning District.

Mr. Boronyak disclosed that at his place of employment he has reviewed work by the engineering firm representing the application but that it would not influence his ability to render an unbiased recommendation.

Mr. Alban stated that the applicant has received outside agency approvals or is close to receiving approval. He noted that the applicant still needs PennDOT approval and will soon resubmit to the agency. His comments, he continued, mostly relate to minor drafting issues. Mr. Alban then explained that the applicant has requested two additional waivers from the SALDO. The first, he clarified, relates to an area where sidewalk was originally proposed and now the plans show a stone area with bollards. He contended that curbing is not necessary in this area and the waiver is to allow the applicant not to install curbing at the location. He stated that the second waiver relates to a basin slope, but since the basin supports spray irrigation, the waiver is unnecessary and may be withdrawn.

Don Peters, P.E. of Bohler Engineering, represented the application and withdrew Waiver Request #2.

Secretary Walls observed that a propane tank is located near a driveway and requested that a bollard be installed to prevent vehicles from hitting the tank. Mr. Peters responded that the fencing shown on the plan is required for that reason but agreed to install bollards at the Planning Commission's request. He then noted that, in response to a comment in the zoning officer's letter, the parking for electric vehicles shown on the plans does not count toward the required parking.

Motion by Vice-Chairman McNemar to recommend that Waiver Request #1 be approved. Seconded by Commissioner Helmer. The motion passed unanimously (5-0)

Motion by Vice-Chairman McNemar to recommend that Docket #2355, TransEdge Truck Centers,

5344 Tilghman Street, Final Land Development Plan, be approved, conditioned on the comments of the staff and Township Engineer's review letters, with the comment that the applicant withdrew Waiver Request #2. Seconded by Secretary Walls. The motion passed unanimously (5-0).

- B. Docket #2383 Chase Bank Trexlertown, 7150 Hamilton Boulevard, Preliminary/Final Minor Land Development Plan** – The applicant is proposing the demolition of an existing structure and construction of 3,370 square foot building. The application also includes limited modifications to the existing parking, lighting, landscaping, and utilities within the proposed lease area. The property is located within the Township's HC – Highway Commercial District.

Mr. Boronyak again disclosed that at his place of employment he has reviewed work by the engineering firm representing the application but that it would not influence his ability to render an unbiased recommendation.

Mr. Alban stated that because the application is for a minor land development, the waiver request does not apply. He further noted that the plan shows a decrease in impervious cover and that the comments in his review letter pertain to drafting issues.

Bob Careless, Esq. of Cozen O'Connor, and Cory Christian, P.E. of Bohler Engineering, represented the application. Mr. Careless stated that they will comply with the comment letters. Regarding the comment from staff and Lanta regarding sidewalk connectivity, he stated that he has approached the landlord to request permission to add a pedestrian connection outside the lease area and that a concept sketch has been provided. He explained that the walkway would extend from the parking area and would connect to the existing shopping center sidewalks. Mr. Christian further noted that one parking space would be removed to provide safe access to the storefront and that a new parking space would be added at the end of the row to maintain the previous total.

Mr. McNemar inquired about the square footage of the sidewalk. Mr. Christian responded that it would total approximately 500 square feet and noted that the overall impervious cover would be reduced by about 1,000 square feet.

Mr. Careless withdrew Waiver Request #1.

Motion by Commissioner Helmer to recommend that Docket #2383, Chase Bank Trexlertown, 7150 Hamilton Boulevard, Preliminary/Final Minor Land Development Plan, be approved, conditioned on the comments of the staff and Township Engineer's review letters. Seconded by Commissioner Boronyak. The motion passed unanimously (5-0).

VI. OTHER BUSINESS

- A. Streaming Meeting Guidelines – Allow recordings of Planning Commission meetings to remain on the Township's YouTube channel.**

Mr. Sostarecz stated that following the pandemic the Board of Supervisors passed Resolution #2021-49, allowing meetings to be streamed on YouTube. He noted that the past policy was to allow the meeting recordings to remain on the YouTube channel for one month. Recently, he continued, the Supervisors revised the streaming guidelines through Resolution #2024-40 to allow recordings to remain on the Township's YouTube channel indefinitely. Mr. Sostarecz explained that the Supervisors have asked that all boards and commissions consider adopting similar guidelines.

Motion by Chairman Deprill to recommend that the Planning Commission adopt the guidelines established in Resolution #2024-40 to allow Planning Commission meeting recordings to remain on the Township's YouTube channel indefinitely. Seconded by Commissioner Helmer. The motion passed unanimously (5-0).

VII. PUBLIC COMMENT

There was no additional public comment.

VIII. ADJOURNMENT

Commissioner Boronyak moved to adjourn the meeting at 7:26 p.m. Seconded by Vice-Chairman McNemar. The motion passed unanimously (5-0).