



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

December 18, 2024

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Chairman Charles Deprill. He 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; and Timothy Helmer, Member. Absent – Ray Boronyak and Haikeem Nelson, Members.

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

II. MINUTES

Secretary Walls moved to approve the meeting minutes of November 20, 2024. Seconded by Commissioner Helmer. The motion passed 4-0.

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 all extensions have been received and no action was necessary.

V. PLAN REVIEW

A. Docket #2334 BlueTriton Semi-Trailer Entrance, 405 Nestle Way, Preliminary/Final Land Development – the application is proposing modifications to the access road around the site. Improvements on the site include, widening of internal roadways, reconfiguring internal traffic patterns, and improving an abandoned roadway (*Previously Fogel Road*). The project is located within the Township's LI -Light Industrial Zoning District.

Patrick Boggs, P.E. of GHD, Inc., and Brent Clay of BlueTriton Brands represented the application. Mr. Boggs stated that Waiver Request #1 could be withdrawn, since the street trees would be removed and replanted elsewhere on the site. Waiver Request #2b, he continued, pertains to the sidewalk width. He noted that the plans propose 4-foot sidewalks to meet PennDOT standards instead of the required 5-foot width; however, he contended that the sidewalks could be widened to meet the Township's ordinance requirement and still satisfy the stormwater requirement. Mr. Boggs then withdrew Waiver Request #2b. Mr. Alban inquired if Mr. Boggs is still requesting Waiver Request #2a, which would allow the applicant not to install the required 5-foot grass strip between the curb and sidewalk where the sidewalk is adjacent to the right turn lane. Mr. Boggs affirmed, adding that Waiver #3 to allow the concurrent review of the preliminary and final plan also stands.

Mr. Alban stated that he supports Waiver #3, since the applicant received the technical review from LCCD, adding that most engineering comments relate to drafting items. He noted that the major items regarding stormwater have been addressed. If the applicant agrees to address the remaining comments, he continued, the Planning Commission may consider moving forward with a recommendation.

Motion by Vice-Chairman McNemar to recommend that Deferral Request #4 be approved. Seconded by Secretary Walls. The motion passed unanimously (4-0).

Motion by Vice-Chairman McNemar to recommend that Waiver Request #2a, limited to the elimination of the grass strip only, and #3 be approved. Seconded by Secretary Walls. The motion passed unanimously (4-0).

Motion by Vice-Chairman McNemar to recommend that Docket #2334, BlueTriton Semi-Trailer Entrance, 405 Nestle Way, Preliminary/Final Land Development Plan, be approved, conditioned on the comments of the staff and Township Engineer's review letters, both dated December 13, 2024, and with the comment that the applicant withdrew Waiver Requests #1 and #2b. Seconded by

Commissioner Helmer. The motion passed unanimously (4-0).

VI. OTHER BUSINESS

A. Request to Construct Deferred Sidewalks

Ms. Keller provided an overview of the recommendation to call five sidewalk deferrals, noting that with the adoption of the Vision Zero Action Plan (VZAP) in 2023, the Township is seeking to increase connectivity by requiring construction in areas identified in the plan.

Jennifer Raguckas of Fairfield Inn and Suites asked whether the sidewalks in front of the hotel at 200 S. PA Route 100 could be further deferred, noting that there are no other sidewalks in the area. Mr. Sostarecz responded that the school to the south recently received land development approval and will be installing sidewalks. He then commented that there is an active land development application at the adjacent property to the north and that sidewalks are proposed.

Vice-Chairman McNemar opined that corporate budgets may have been set for the following year and that there may not be funds to allow for the installation of sidewalks. He asked to consider permitting the installation to occur over two years instead of one. He then noted that a sidewalk such as the one at Evonik, which fronts Hamilton Boulevard, may require PennDOT permission and an NPDES permit. He added that the approval process in that case could last twelve months.

Mr. Alban stated that because the Township will require security, a deadline for the completion of the sidewalks is necessary, though he agreed that the deadline could be extended beyond one year.

Motion by Vice-Chairman McNemar to recommend requiring the construction of deferred sidewalks along portions of roadway identified in the plans provided in the staff letter dated December 13, 2024. Seconded by Secretary Walls. The motion passed unanimously (4-0).

B. Recommendation of Proposed Text Amendments to the SALDO.

Ms. Keller summarized the proposed text amendments, noting that staff has been working toward a full SALDO rewrite and that these amendments serve as an interim update to provide consistency of definitions with the zoning ordinance, incorporate the VZAP recommendations, and provide updated language to access drives, lighting standards, storm drainage systems, and landscape design standards.

The Planning Commission discussed Vice-Chairman McNemar's emailed comments. Mr. Schantz stated that substantial changes that would impact property owners could not be included but that the provided comments are for clarification and do not have a substantial impact. He advised that they could be incorporated into the amendment. The Planning Commission and staff then addressed specific comments and reached a consensus on how to revise some of the language in the amendment.

Motion by Commissioner Helmer to recommend adoption of the proposed amendments to the Subdivision and Land Development Ordinance provided in the staff letter dated December 13, 2024. Seconded by Secretary Walls. The motion passed unanimously (4-0).

VII. PUBLIC COMMENT

There was no additional public comment.

VIII. ADJOURNMENT

Vice-Chairman McNemar moved to adjourn the meeting at 7:30 p.m. Seconded by Secretary Walls. The motion passed unanimously (4-0).