



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

November 16, 2022

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Chairman Charles Deprill

MEMBERS PRESENT: Chairman; Charles Deprill, Vice Chairman; Paul McNemar, Tim Helmer, Chris Walls, Mike Werst, Aubrie Miller

STAFF PRESENT: Asst. Township Manager/Director of Community Development; Kalman Sostarecz, Planning & Zoning Specialist; John Toner, Township Engineer; Dave Alban, Township Solicitor; Andrew Schantz, Permits Clerk; Roxann Colfer

Chairman Deprill opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

Chairman Deprill asked if there was any changes to tonight's agenda. J. Toner noted that Docket No. 2348 has requested to table themselves from tonight's meeting and is expected to make a resubmission for December.

II. ACTION ITEMS:

C. Walls made a motion was made to approve the October 19, 2022, meeting minutes. It was 2nd by M. Werst, and the motion passed unanimously (5-0).

III. ADDITIONS/DELETIONS TO AGENDA

J. Toner announced that Docket No. 2348, Tercha Minor Subdivision Plan, has tabled itself for this evening to address Staff and Engineer comments. They plan on resubmitting for the December meeting.

IV. PLANNING DOCKET REVIEW TIMETABLE:

Docket	Project	90 or 45 Day Period (MPC Section 508)
<i>*2343</i>	<i>121 Nestle Way & 8361 Schantz Road – Sketch Plan</i>	<i>N/A</i>
2339	Air Products Redevelopment of Cetronia Road Site – Preliminary Land Development	1/9/2023
2304	Trexler Pointe – Prelim/Final Land Development	1/14/2023
2335	8451 Hamilton Blvd – Preliminary Land Development	1/16/2023
2338	Twin Ponds Development – MU Sketch Plan	1/17/2023
2326	Carriage East – Prelim/Final Land Plan	2/8/2023
2348	Tercha Minor Subdivision Plan – Subdivision	2/11/2023
2202	6500 Chapmans Road – Land Development	2/20/2023
2317	1001 Glenlivet Drive – Prelim/Final Land Development	3/11/2022
2336	Sunset Orchards – Preliminary Sub/LD Plan	3/23/2022

**Projects being heard in November*

V. PLAN REVIEW

#2343 121 Nestle Way & 8361 Schantz Road, Sketch Plan, the plan proposes the development of a 49,320 sqft warehouse, associated parking, stormwater management areas, and other associated site improvements. The proposed plan is located within the Township's LI – Light Industrial Zoning District.

J. Toner explained the proposed plan noting that the Planning Commission has seen a sketch of this plan before at their July 2022 meeting. He noted that at the Planning Commission Workshop Meeting, Staff and the Planning Commission discussed sidewalks, required buffering on the property, and the possibility of securing additional right-of-way for future road improvements that would be needed in this area.

Rocco Carracciolo represented the application as the engineer of the plan. He also mentioned the sketch that was in front of the Planning Commission that was before them in July of 2022 noting that since then, the applicant has acquired a neighboring property that caused the plan to change noting a slightly larger building with this submission. He did note that sidewalk will be shown on a formal land development submission and will work with the Township Engineer and Staff on the remaining comments. He also noted that the buffer yard is represented on the plan but will have better detail in a formal land development submission. He will discuss the additional right-of-way with the Township Engineer. T. Helmer asked about locations of sidewalks, the buffer yard, raised berms, lighting and future right-of-way regarding future road widening.

R. Carracciolo spoke to the Special Exception that is required for this use. An application has been submitted into the Township for the December ZHB Meeting. He asked if there is still enough time to speak with Staff about any outstanding comments/concerns. D. Alban asked if an updated Traffic Study was included with that application, it wasn't, however it will be submitted shortly. A conversation was had about the stormwater basin being inside the buffer yard. R. Carracciolo stated that is shouldn't be an issue and can be moved. P. McNemar wanted to ensure that comments about the right-of-way were passed along to the ZHB for their review and comment at the Special Exception Hearing. J. Toner noted that D. Alban's comments capture that and will be included in the ZHB review packets for that evening.

There was no public comment.

No action was taken on the sketch plan application.

VI. OTHER BUSINESS

Posting of Planning Commission Agenda's

P. McNemar made a motion for Staff to post the Planning Commission Public Agenda the day after the regularly scheduled Board of Supervisors Meetings. C. Walls seconded the motion. The motion passed 5-0.

VII. PUBLIC COMMENT

Kevin Tamerler approached the Planning Commission and asked if they could give some feedback on a very conceptual idea for a piece of land he owns. The Planning Commission discussed the idea of a trailer storage lot on Mr. Tamerler's property. If Mr. Tamerler decides to move forward with land development, the Planning Commission recommended to discuss with Township Staff & Engineer in addition to comparing the plan to the Comprehensive Plan and, eventually, the Trails and Connectivity Study that is currently underway in addition to discussing the concept with LCA and PP&L as they have multiple easements crossing this property. The Planning Commission did not make any formal recommendations on the concept.

T. Helmer made a motion to adjourn the meeting at 7:28PM. The motion was seconded by M. Werst. The motion passed 5-0.