



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

January 15, 2025

---

**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; Timothy Helmer, Ray Boronyak, Haikeem Nelson, and Peter Grodziak, Members.

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager/Director of Community Development; Meredith Keller, Township Planner; Dave Alban, Township Engineer, Keystone Consulting Engineers; Andrew Schantz, Township Solicitor; Ryan Kern, Township Engineer, and Anderson Deutschman, HRG, Inc.

**II. ORGANIZATION**

Motion by Commissioner Helmer to retain Mr. Deprill as Chairman, Mr. McNemar as Vice-Chairman, and Mr. Walls as Secretary. Seconded by Commissioner Boronyak. The motion passed unanimously (7-0).

**III. MINUTES**

Secretary Walls moved to approve the meeting minutes of December 18, 2024. Seconded by Commissioner Helmer. The motion passed unanimously (7-0).

**IV. ADDITIONS/DELETIONS TO AGENDA**

Mr. Sostarecz stated that the applicant for 121 Nestle Way & 8361 Schantz Road tabled the application and that Docket #2368 – 617 N. Krocks Mixed Use in Lower Macungie Township would not be discussed at this meeting.

**V. MPC TIMELINE REVIEW**

Mr. Sostarecz noted that he received an extension for Docket #2383 Chase Bank Trexlertown and that no additional extensions are required.

**VI. PLAN REVIEW**

**Docket #2363 – Eastern Lift Truck Building Addition, Preliminary/Final Land Development, 7050 Snowdrift Road**, the applicant is proposing construction of a 29,800 square foot addition to their existing facility and associated site improvements including parking, sidewalks, and stormwater management facilities. The project is located within the Township's LI – Light Industrial Zoning District.

Joshua George, P.E. of Landworks Civil Design, represented the application and stated that he was not seeking an action but would like to discuss the waiver and deferral requests and will continue working with staff to address the comments in the review letters. He remarked that the project required zoning relief for two variances, which was recently obtained. He explained that the parcel presents unique challenges, because it is a flag lot bounded by I-78 and existing development. The 30,000 square foot addition, he continued, would provide storage for equipment currently stored outside, would eliminate a pole building, and would increase the amount of parking for employees and customers. He further noted that the project includes stormwater management since none currently exists.

Mr. George then clarified the waiver and deferral requests. Regarding Waiver #2, Mr. George explained that he requested to eliminate curbing along the building, owing to the site topography and the inclusion of stormwater management. He stated that having the parking lot flush with the sidewalk would assist with the stormwater management design and noted that bollards are proposed in place of curbing.

Commissioner Helmer observed that the proposed bollards are located within the parking spaces and questioned whether vehicles will lose space, causing them to project into the drive aisle. The Planning Commission discussed whether the sidewalks would be wide enough to accommodate the bollards. Mr.

George responded that he would revise the plans to create the minimal amount of encroachment into the sidewalk and provide for the entire length of the parking space.

Mr. George stated that Waivers #3, #4, and #5 pertain to tree requirements, and he contended that the property conditions limit the ability to provide the number of trees required by the ordinance. He suggested that a fee in lieu of or donation of trees for planting at parks would be provided. Commissioner Boronyak questioned whether trees could be planted along the access drive. Mr. George replied that a sewer line exists on the west side and there are easements on the east. Mr. Alban recommended identifying whether larger diameter trees and shrubs could be planted to receive more credits.

The Planning Commission discussed providing a physical sidewalk connection from the building to the cul-de-sac at Snowdrift Road. Mr. George countered that no sidewalk exists at the cul-de-sac and no one walks to the site. He argued that all employees and visitors drive to the site and that increasing the impervious surface would not provide a benefit. Ms. Keller commented that she spoke with several staff members familiar with the UCC and that they interpret the code as requiring a clear and unobstructed path but that the path did not need to be concrete.

Mr. George noted that Waiver #9 would be withdrawn. He then stated that Deferral #1 pertains to the requirement to install sidewalks along the Snowdrift Road cul-de-sac and that if sidewalk is ever installed at adjacent properties that it could be installed along this frontage as well.

Vice-Chairman McNemar asked whether Mr. George filed for an NPDES permit. Mr. George responded that he had submitted and received administrative comments and resubmitted. He added that the issues relate to the infiltration versus MRC facility, noting that infiltration locations are limited because of the presence of limestone.

**No action was taken.**

**VII. OTHER BUSINESS**

**VIII. PUBLIC COMMENT**

There was no additional public comment.

**IX. ADJOURNMENT**

**Commissioner Boronyak moved to adjourn the meeting at 7:26 p.m. Seconded by Secretary Walls. The motion passed unanimously (7-0).**