



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

May 21, 2025

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**I. CALL TO ORDER/PLEDGE TO THE FLAG:**

Meeting called to order at 7:01 PM by Secretary Walls. He asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

MEMBERS PRESENT: Chris Walls, Secretary; Timothy Helmer, Ray Boronyak, and Peter Grodziak, Members.

MEMBERS ABSENT: Charles Deprill, Chairman; Paul McNemar, Vice-Chairman; and Haikeem Nelson, Member.

STAFF PRESENT: Meredith Keller, Director of Community Development; Anderson Deutschman, HRG, Inc.; and Dennis McCarthy, Township Solicitor.

**II. MINUTES**

Commissioner Boronyak moved to approve the meeting minutes of April 16, 2025. Seconded by Commissioner Grodziak. The motion passed unanimously (4-0).

**III. ADDITIONS/DELETIONS TO AGENDA**

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

**IV. MPC TIMELINE REVIEW**

Ms. Keller noted that no extensions were required at this time.

**V. PLAN REVIEW**

**A. 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.

Johsua George, Landworks Civil Design, represented the application and stated that there are a total of ten requests for modification, mostly related to landscaping. He commented that the reason for the requests relates to the property conditions, since it is a flag lot with access onto Snowdrift Road and fronts I-78 to the south. Mr. George remarked that the engineering comment letter notes that the landscaping plan is adequate but requires several more trees. He agreed to provide more trees and shrubs. Ms. Deutschman clarified that the recommendation would be to install more trees onsite and then allow the applicant to provide a fee in lieu of for any additional required trees that cannot be provided on the property.

Mr. George outlined the remaining requests for modification, specifically noting that Waiver Request #8 relates to a proposed underground stormwater management facility that cannot meet the exact requirements of the ordinance. He explained that the design meets the requirements to the greatest extent possible but that the waiver was necessary, owing to the elevation limitations created by the property conditions and the swale that runs parallel to I-78.

Mr. George elaborated on the deferral requests, noting that there is no sidewalk along Snowdrift Road and commenting that the owner could provide the sidewalk at a future date.

Regarding Deferral Request #2, Ms. Deutschman stated that the deferral would be appropriate, and that the stormwater needs to be addressed either at this time or when the sidewalk is installed. Mr. George responded that one possibility would be to install pervious pavers since the stormwater is difficult to accommodate.

Mr. Helmer asked about the impacts of the zoning and fire comments. Ms. Keller answered that the zoning comment is largely a drafting issue and could be easily addressed. She then stated that the fire commissioner did not anticipate any changes to the plan resulting from the correct template being provided.

**Motion by Commissioner Helmer to recommend that Deferral Request #1 be approved. Seconded by Commissioner Boronyak. The motion passed unanimously (4-0).**

**Motion by Commissioner Helmer to recommend that Deferral Request #2 be approved, conditioned on the comments of the Township Engineer's review letter. Seconded by Commissioner Boronyak. The motion passed unanimously (4-0).**

**Motion by Commissioner Helmer to recommend that Waiver Request #1, #2, #3, and #4 be approved. Seconded by Commissioner Grodziak. The motion passed unanimously (4-0).**

**Motion by Commissioner Helmer to recommend that Waiver Request #5, #6, #7, and #8 be approved, conditioned on the comments of the Township Engineer's review letter. Seconded by Commissioner Boronyak. The motion passed unanimously (4-0).**

**Motion by Commissioner Boronyak to recommend that Docket #2363, Eastern Lift Truck Building Addition, 7050 Snowdrift Road, Preliminary/Final Land Development Plan, be approved, conditioned on the comments in the review letters of the Staff, Township Engineer, Zoning Officer, and Fire Commissioner. Seconded by Commissioner Helmer. The motion passed unanimously (4-0).**

## **VI. OTHER BUSINESS**

### **A. Request for PC Comment on Future Sanitary Sewer Flows.**

Bob Ibach, Township Manager, presented an overview of the Regional Act 537 Plan and future sanitary sewer flows. The Planning Commission asked several questions related to infiltration and inflow (I&I). Mr. Ibach explained how the projections were determined and answered questions related to I&I and rainfall-derived infiltration and inflow (RDII).

**No action was taken.**

## **VII. PUBLIC COMMENT**

There was no additional public comment.

## **VIII. ADJOURNMENT**

**Commissioner Boronyak moved to adjourn the meeting at 7:31 p.m. Seconded by Commissioner Helmer. The motion passed unanimously (4-0).**