



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

June 18, 2025

I. CALL TO ORDER/PLEDGE TO THE FLAG:

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

MEMBERS PRESENT: Paul McNemar, Vice-Chairman; Chris Walls, Secretary; Timothy Helmer, Ray Boronyak, and Peter Grodziak, Members.

MEMBERS ABSENT: Charles Deprill, Chairman; and Haikeem Nelson, Member.

STAFF PRESENT: Meredith Keller, Director of Community Development; Ryan Kern, HRG, Inc.; and Andrew Schantz, Township Solicitor.

II. MINUTES

Secretary Walls moved to approve the meeting minutes of May 21, 2025. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller announced the following deletions:

Docket #2354 Estates at Woodmere Request for Modifications would not be heard during this month's meeting.

Docket #2396 Nursery Street Townhouses and Commercial Development Preliminary Subdivision & Land Development was tabled by the applicant.

The applicant for Docket #2395 6045 Reppert Lane tabled the review of the Preliminary Land Development, but requested that the Planning Commission review the Request for Modifications.

IV. MPC TIMELINE REVIEW

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

V. OTHER BUSINESS

A. Simone-Collins Presentation: Parks, Recreation, and Open Space Plan PUBLIC MEETING ONLY

Peter Simone and Rob Gladfelter of Simone Collins provided a brief synopsis of the report.

Vice-Chairman McNemar offered a comments regarding the acquisition of the lands for Kay Brook Park and the status of the Church Street Park. He also commented on Area 5, noting that it was intended for transportation improvements. He then stated that he supported the recommendations of the plan and commended Simone Collins on the report.

Commissioner Boronyak provided comments on the community request for a farmers market at Grange Park and noted that one is currently active at the Velodrome every Saturday. He supported the report and commended the work to create the plan.

Commissioner Helmer questioned whether there would be a conflict between having vendors serve alcohol and having a farmers market. Solicitor Schantz responded that any event seeking to serve alcoholic beverages must obtain approval from the Board of Supervisors and submit a Special Event Application.

Commissioner Grodziak asked about the conflicts between the study presented and the township's plans for expanding township facilities. Mr. Gladfelter responded that any Township-sponsored development can be included in the plan in the future if needed.

Commissioner Boronyak moved to recommend approval of the Parks, Recreation, and Open Space Plan as presented by Simone Collins. Seconded by Vice-Chairman McNemar. The motion passed unanimously (5-0).

- B. Docket #2354 – Estates at Woodmere, Bacon Lane/Ash Lane/Windmill Lane/Mertztown Road, Request for Modifications** – The applicant is proposing to construct a 101-lot residential subdivision comprised of single-family detached homes along with associated site improvements including roadways and stormwater facilities. The project is located within the Township’s R-1 – Rural Residential Zoning District.

This item was removed from the agenda.

- C. Docket #2398 – Amazon ABE3 Fulfillment Center Site Improvements, 650 Boulder Drive, Site Plan Review** – The applicant is proposing several site improvements to an existing distribution facility. The improvements will include restriping a truck court to accommodate additional trailer parking stalls; removing an overflow passenger parking lot to provide new access drives into the truck court; and installing additional landscaping and sidewalks. The applicant is not proposing the construction of any buildings, and this would not pose a conflict with future land use. This plan was not analyzed against the Vision Zero Plan, but if there were to be any expansion in the future, that would trigger land development. The applicant may choose to consider installing sidewalks along the Grim Road frontage and a portion of the Boulder Drive frontage. The project is located within the Township’s LI – Light Industrial Park Zoning District.

Mr. Kern noted that there were no outstanding comments in the staff review letters, adding that the Lehigh Valley Planning Commission submitted a letter to support the removal of impervious cover.

Commissioner Boronyak moved to recommend that Docket #2398 Amazon ABE Fulfillment Center Site Improvements, 650 Boulder Drive, Site Plan Review, be approved, conditioned on the Engineering and Fire Review Letters dated June 12 and May 30, 2025, respectively. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).

VI. PLAN REVIEW

- A. Docket #2396 Nursery Street Townhouses and Commercial Development, 1431 and 1500 Nursery Street, Preliminary Subdivision & Land Development** – the applicant is proposing a residential and commercial development at Lots 4 and 245 of Lehigh Hills. The application includes improvements to associated infrastructure, such as the construction of a waterline, sanitary sewer, storm sewer, and access driveways. The project is located within the Township’s NC – Neighborhood Commercial Zoning District.

This item was removed from the agenda.

- B. Docket #2395 6045 Reppert Lane, Preliminary Land Development** – the applicant is proposing the construction of 25 townhome units and associated site improvements at 6045 Reppert Lane. The units will be served by public water and sewer, with private access provided at the existing Reppert Lane cul-de-sac. The project is located within the Township’s R5 – Medium High Density Residential Zoning District.

Vice-Chairman McNemar reiterated that the applicant requested to table the review of the Preliminary Land Development Plan and discuss the Requests for Modification.

Mr. Kern summarized the two modification requests, explaining that the first request is for a waiver for minimum easement width, which is required to be 20 feet for the sewer line or 30 feet if it is jointly shared with another utility. He noted that since the easement would be shared, the waiver would allow the applicant to reduce the minimum width to 25 feet at the unopened stub street of Steeplechase Lane to avoid disturbing wetlands. The second waiver request, he continued, would allow the applicant to increase the number of dwelling units on the Reppert Lane cul-de-sac from 25 to 26 units. Mr. Kern noted that the Fire Commissioner had no safety concerns owing to dwelling unit count.

Vice-Chairman McNemar moved to recommend that Waiver Request #1 be approved, conditioned on the comments in the Staff and Engineer's Comment Letters. Seconded by Commissioner Boronyak. Motion passed unanimously (5-0).

Vice-Chairman McNemar moved to recommend that Waiver Request #2 be approved, conditioned on the comments in the Staff and Engineer's Comment letters. Seconded by Commissioner Helmer. Motion passed unanimously (5-0).

VII. PUBLIC COMMENT

There was no additional public comment.

VIII. ADJOURNMENT

Commissioner Helmer moved to adjourn the meeting at 7:27 p.m. Seconded by Secretary Walls. The motion passed unanimously (5-0).