



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

July 16, 2025

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Chairman 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, and Peter Grodziak, Members.

MEMBERS ABSENT: Haikeem Nelson, Member.

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

II. MINUTES

Chairman Deprill moved to approve the meeting minutes of June 18th, 2025. Seconded by Secretary Walls. The motion passed unanimously (6-0).

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller announced the following changes:

The applicant for Docket #2391 Hardy Arrowhead Ln withdrew the modification request.

The applicant for Docket #2403 Xtra Lease LLC Office & Maintenance Building tabled application.

IV. MPC TIMELINE REVIEW

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

V. OTHER BUSINESS

A. Docket #2334 – BlueTriton Semi-Trailer Entrance, 405 Nestle Way, Request for Modifications – 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.

Motion by Vice-Chairman McNemar to recommend that Waiver Request #1 and #2 be approved, conditioned on the Township Engineer’s Review Letter dated July 7, 2025. Seconded by Commissioner Boronyak. The motion passed unanimously (6-0).

B. Docket #2391 – Hardy, Arrowhead Lane, Request for Modifications, 715 Arrowhead Lane, the applicant is proposing to subdivide one (1) 6.41-acre lot into three (3) lots. No structures currently exist on the property, and no new development is proposed as part of this application. The project is located within the Township’s RU 1.5 – Rural 1.5 Zoning District.

This item was removed from the agenda.

C. Docket #2395 6045 Reppert Lane, Request for Condemnation – 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.

Stephanie Kobal, esq., of Fitzpatrick, Lentz, and Bubba represented the application and stated that the applicant is willing to deposit an additional \$10,000 in expenses upon plan approval, as identified in the conditions of the staff recommendation. She added that the applicant agreed to reimburse any costs that exceed the escrow amount. Secretary Walls inquired if the condemnation was discussed with the property

owner. Ms. Kobal responded that she exhausted her effort in attempting to contact the property owners adjacent to the land to be condemned and her efforts to contact them received no response.

Ms. Kobal and the Planning Commission discussed the conditions of the staff and consultant's recommendation and agreed to eliminate the first condition that required all comments of the Township Engineer's Review Letter to be addressed. They further agreed to revise the fourth condition identifying the HOA as the party responsible for maintaining the easement area if the adjacent property owner no longer wished to maintain the land. Ms. Kobal requested to work with Mr. Schantz to develop a plan for the long-term maintenance of the land.

Vice-Chairman McNemar moved to recommend that the Township file for the condemnation of a 1,125 sq. ft. portion of land at the unopened stub street of Steeplechase Lane for the purposes of creating a utility easement to allow for the extension of water and sewer utilities to serve future dwelling units at 6045 Reppert Lane, with the following conditions:

- 1. The applicant shall increase the existing escrow funds for Docket #2395 by an additional \$10,000 for expenses directly related to the condemnation process.**
- 2. All expenses incurred by the Township related to the condemnation process and establishment of the utility easement shall be reimbursed by the applicant.**
- 3. The solicitor and applicant shall work toward resolving the Township's concerns over the long-term maintenance of the condemned land.**

Seconded by Secretary Walls. The motion passed unanimously (6-0).

VI. PLAN REVIEW

- A. Docket #2403 – Xtra Lease LLC Office & Maintenance Building, 5316 and 5324 Oak View Drive, Preliminary/Final Subdivision & Land Development Plan** – The applicant is proposing to consolidate the two parcels at 5316 and 5324 Oak View Drive and to construct separate office and maintenance buildings, as well as associated parking and other improvements. The site is located within the Township's GI – General Industrial Zoning District.

This item was removed from the agenda.

- B. Docket #2399 – St. Mary and St. Bishoy Coptic Orthodox Church Expansion, 5042 Schantz Road, Sketch Plan** – The applicant is proposing to construct an approximately 15,000 sq. ft. addition to an existing church building. The plan includes associated parking and stormwater management facilities. The site is located within the Township's R2 – Low Density Residential Zoning District.

Bud Newton, P.E. of the Newton Engineering Group presented a brief overview of the proposed project scope. Father Abenal, Priest of St. Mary and St. Bishoy Coptic Orthodox Church, was also present to answer questions about the church's operations and planned expansion.

Commissioner Boronyak inquired about the number of services that are held on weekends and the average number of families that attend services. Secretary Walls noted that there are currently no traffic issues along Schantz Road and does not foresee issues with the proposed expansion.

Mr. Newton discussed the plans for the sewer extension, noting that the church's future connection depends on the construction of the sewer line at the Carriage East development on the north side of Schantz Road. He inquired about the location of the sewer line on the church's property and whether it could extend beneath the sidewalk. Mr. Kern answered that the Township would not be opposed to locating the sewer line under the sidewalk, adding that it would be cost efficient for the Township to maintain.

Ms. Deutchman asked for a more detailed sewer plan to show how the proposed expansion would support the increased attendance at the church.

As this is a Sketch Plan, no action was taken.

- C. Docket #2372 – V Parkland Residential Development, Long Lane & Tillage Road, Preliminary Subdivision & Land Development Plan** – The applicant is proposing to subdivide one parcel into twelve (12) lots and to construct eleven (11) single-family detached dwelling units to be served by public water and on-lot septic. The site is located within the Township’s R1 – Rural Residential Zoning District.

Justin Gross, P.E. of Lehigh Engineering, represented the application. Mr. Kern stated that the major comments have been addressed, and he requested an update on the status of the sewer planning module. Mr. Gross responded that it was still under review by DEP.

Vice-Chairman McNemar moved to recommend that Waiver Request #1 and #2 be approved, conditioned on the comments in the Engineer’s Review Letter dated July 10, 2025. Seconded by Secretary Walls. The motion passed unanimously (6-0).

Vice Chairman McNemar moved to recommend that Docket #2372 V Parkland Residential Development, Long Lane & Tillage Road, Preliminary Subdivision & Land Development Plan be approved, conditioned on the Staff and Engineer’s Review Letters dated July 11, 2025 and July 10, 2025, respectively. Seconded by Chairman Deprill. The motion passed unanimously (6-0).

- D. Docket #2379 – Trexler Travel Center – 5829 Tilghman Street, Preliminary/Final Land Development Plan** – The applicant is proposing to expand the existing use to include expanded and new buildings including gas pumps, truck repair and wash bays, as well as associated parking and other improvements. The site is located within the Township’s HC – Highway Commercial Zoning District.

Vice-Chairman McNemar recused himself from the discussion, owing to his employment at the engineering firm representing the applicant.

Leo Devito, esq. of Broughal & DeVito LLP, and Victor Grande, P.E. of Rettew, represented the application. Mr. Grande provided an overview of the application and waiver request. Mr. Grande explained that at this time, he submitted Waiver Request #1 to submit the plan as a combined Preliminary/Final Land Development Plan but that he may also consider submitting a deferral request for the section of sidewalk that extends to the railroad tracks along Blue Barn Road. The Planning Commission indicated that it would not support such a request and that sidewalks required by ordinance should be included as part of the land development plan.

Mr. Kern stated that the Township prefers not to tie the existing walking trail into the public sidewalk, noting that an individual would need to walk within the fenced property to access the trail and raised concern over potential safety issues. Mr. Grande requested clarification on the location of the public sidewalk and questioned the extent of the right-of-way on Blue Barn Road. Mr. Kern responded that he would need to research the right-of-way, adding that he was unsure if it would be in the existing PennDOT permits.

Mr. Grande inquired whether a deferral or waiver for the curbing would be appropriate at the location along Blue Barn Road. Mr. Boronyak observed that curbing currently exists along Blue Barn Road from Tilghman Street to the truck stop entrance, and then extends slightly north. He asked that the curb be continued along the frontage.

Secretary Walls requested that the applicant investigate the existing lighting, noting that the brightness is a nuisance. Mr. Kern asked for a plan of the existing lights and suggested that they be adjusted to adhere to the Township ordinances.

The Planning Commission discussed the issues created by tractor trailers illegally turning left at the Tilghman Street exit. Owners Har Dyal and Varun Arora agreed to install more signage. Mr. Kern clarified that the issue primarily arises from trucks using the inbound lane to make the left turn and suggested solutions such as striping the road or adding a median to prevent trucks from crossing into the inbound lane.

As this is a Sketch Plan, no action was taken.

VII. OLD BUSINESS

- A. 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.

Phillip Albright, P.E. of Lehigh Engineering, and Rocco Caracciolo, P.E. of Jaindl Land Company, represented the application. Mr. Caracciolo noted that the waivers were included in a previous submission and were recommended for approval by Keystone Consulting Engineers.

The Planning Commission discussed the request for the two deferrals and noted that the Commission’s policy has been to recommend against sidewalk deferrals and asked that the applicant install sidewalks on both sides of the streets throughout the development. Mr. Caracciolo agreed to the request.

Mr. Kern suggested that, in response to Deferral Request #4, curbing be installed in the locations of the proposed road widening rather than incorporating swales in these locations. Mr. Caracciolo expressed concern over installing curbing on private property not owned by the developer.

The Planning Commission and applicant discussed how to proceed with Deferral Request #4, and Mr. Caracciolo agreed to table the request to allow for discussions between the Township engineer and applicant.

Vice-Chair McNemar moved to recommend that Deferral Request #4 be tabled. Seconded by Commissioner Helmer. The motion passed unanimously (6-0).

Vice-Chair McNemar moved to recommend that Deferral Request #3 be denied. Seconded by Commissioner Boronyak. The motion passed unanimously (6-0).

Vice-Chair McNemar moved to recommend that Waiver Request #1 and #2 be approved, conditioned on the Engineer’s Review Letter of July 12, 2025. Seconded by Secretary Walls. The motion passed unanimously (6-0).

VIII. PUBLIC COMMENT

There was no additional public comment.

IX. ADJOURNMENT

Chairman Deprill moved to adjourn the meeting at 8:48 p.m. Seconded by Secretary Walls. The motion passed unanimously (6-0).