



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

August 18, 2025

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:01 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; Ray Boronyak, Haikeem Nelson, Member; and Peter Grodziak, Members.

MEMBERS ABSENT: Timothy Helmer, Member.

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

II. MINUTES

Secretary Walls moved to approve the meeting minutes of July 16, 2025. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller stated that the agenda has been revised to reflect that Docket #2404 HEA2 Guardhouse and Site Improvements was tabled by the applicant.

IV. MPC TIMELINE REVIEW

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

V. OTHER BUSINESS

A. Docket #2394 – American Craft Brewery ASRS Building, 7880 Penn Drive, Preliminary/Final Land Development Plan – The applicant is proposing to construct a 49,991 square foot dock area. The site is located within the Township's LI – Light Industrial Zoning District.

Ed Davis, P.E. of Miller Brothers, represented the application.

Ms. Deutschman stated that the applicant requested five (5) waivers and noted that the Engineering Comment Letter recommended approval of Waiver Request #1, provided the correct section is listed. She commented that Waiver Request #2 was initially requested as part of the land development application for the parking lot addition several years ago. At the time, she continued, the Planning Commission supported the request but asked the applicants to provide additional information. She explained that Waiver Request #3, #4, and #5 were submitted to eliminate the need for information on the entire property, owing to the limited scope of the project.

Ms. Deutschman provided an overview of several comments in the engineering comment letter. She stated that all structures greater than 30 feet in height require a 26-foot-wide access drive for emergency vehicles and that both she and Fire Commissioner Peter Christ agreed that the property is accessible and compliant and would support relief from the requirement. Commissioner Helmer questioned whether a waiver request would need to be submitted, and Ms. Deutschman affirmed that one would be required but that the feasibility of compliance should first be considered.

Ms. Deutschman commented that a deferral was granted under the previous land development application related to the parking lot expansion to allow the applicant to defer installation of sidewalks along the I-78 frontage, and that deferral would need to be extended through a new motion. The Planning Commission discussed whether a deferral request would need to be made formally by the applicant for this submission, and Mr. Schantz clarified that because the deferral was previously granted, it could be extended through a motion without any additional request by the applicant.

Ms. Deutschman then stated that the applicant identified the correct number of trees required within the proposed paved area but that the location is incorrect, adding that a waiver request would need to be submitted for any trees not placed along the access drive as required by ordinance.

Ms. Deutschman asked whether the next steps have been determined with the Lehigh County Authority regarding sewer planning. Mr. Davis responded that they are determining whether a sewer exemption will apply.

Motion by Commissioner Boronyak to table Docket #2394 – American Craft Brewery ASRS Building, 7880 Penn Drive, Preliminary/Final Land Development Plan. Seconded by Secretary Walls. The motion passed unanimously (6-0).

- B. Docket #2404 – HEA2 Guardhouse and Site Improvements, 650 Boulder Drive, Minor Land Development Plan** – The applicant is proposing to construct a guardhouse and make site improvements, including the installation of fencing and upgrades to parking lot safety. The site is located within the Township’s LI – Light Industrial Zoning District.

This item was removed from the agenda.

- C. Docket #2347 – 110 PA Route 100 Warehouse, 110 PA Route 100, Final Land Development Plan** – The applicant is proposing the construction of a 150,585 square foot warehouse building and associated site improvements including parking and stormwater facilities. The project is located within the Township’s LI – Light Industrial Zoning District.

Vice-Chairman McNemar recused himself from the discussion, owing to his firm’s work with the applicant in another municipality. He then excused himself from the meeting.

Dan Rowley, Esq. of Saul Ewing LLP, David Wilson, P.E. of Colliers Engineering, and Kevin Rooney of Prologis represented the application.

Ms. Deutschman stated that she contacted Molly Wood of Lanta to inquire about the location of the bus stop and that Ms. Wood confirmed that Lanta has requested that the bus stop be located as shown on the land development plans to allow busses to travel straight on Schantz.

Ms. Deutschman then requested clarification from the applicant on the alignment of the emergency access drive at the grass paver area. She stated that PennDOT suggested the removal of the curb radii on each side of the driveway; however, the applicant also removed the section of curb from the driveway toward the western property line. She stated that she recommends curb be provided in that area with depressed curb along the driveway access.

Ms. Deutschman commented that the applicant did not submit a new stormwater report, but noted that minor modifications were made to the layout of inlets and the storm sewer system. She stated that while minor, a statement and supplemental calculations should be submitted to verify that the system still functions as designed. She then noted that the applicant’s NPDES permit has been issued.

Commissioner Boronyak asked the applicant to confirm that they still intend to have a single tenant. Mr. Rowley affirmed, adding that it would be possible in the future to have multiple occupants but that there were conditions of the Zoning Hearing Board approval that would need to be met. He explained that those conditions included a setback requirement if a guardhouse is needed and possible traffic studies.

Secretary Walls inquired about upgrades to the driveway shared with the hotel and asked whether those would be addressed prior to the building’s construction. He noted there are safety concerns with the hotel clients. Mr. Rowley responded that the existing driveway has an HOP that is permitted for large vehicles, such as trucks and tractor trailers. He added that the Zoning Hearing Board required conditions agreed upon by the hotel owner.

Mr. Wilson stated that he will resubmit to PennDOT because of the need to move inlets on the road but that the existing driveway has been approved by PennDOT under a previous land development plan, which has been approved to accept tractor trailer traffic. He noted that the traffic study showed that the 300-foot extension for a left turn lane was not warranted, but that it will be installed. He then contended that the road improvements should not be completed first, because construction will begin just before the winter months, and PennDOT does not permit paving or concrete to be installed from October to April.

Mr. Schantz inquired whether the mountable curbing extension at Industrial Boulevard had been reviewed and noted that the Zoning Hearing Board placed a condition to require center curbing or a median to prevent vehicles from traveling down Industrial Boulevard and making a U-turn. Mr. Rowley noted that the plan was previously submitted to Keystone Consulting Engineers and that they provided comments during the preliminary plan review process. Ms. Deutschman added that HRG also reviewed the plan and found that it was compliant with Keystone's previous comments.

Ms. Deutschman questioned the configuration of the sidewalk at the termination on Schantz Road. Mr. Wilson responded that a stub is provided to allow pedestrians to walk from the sidewalk to the shoulder, though he added that it could be removed from the plans. Mr. Kern raised concern that there would be little protection at the shoulder and suggested that Public Works review the detail to see if sidewalk should be extended onto the sidewalk.

Commissioner Boronyak moved to recommend that Docket #2347 110 PA Route 100 Warehouse, 110 PA Route 100, Final Land Development Plan be approved, conditioned on the Township Engineer and Zoning Review Letters dated August 15, 2025 and August 5, 2025, respectively. Commissioner Nelson seconded. The motion passed 5-0. Vice-Chairman McNemar recused.

VI. PUBLIC COMMENT

There was no additional public comment.

VII. ADJOURNMENT

Secretary Walls moved to adjourn the meeting at 7:39 p.m. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).