



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

September 17, 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; 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 August 20, 2025. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller stated that the agenda had no additions or deletions.

IV. MPC TIMELINE REVIEW

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

V. OTHER BUSINESS

A. Docket #2197 – TownePlace Suites, 5885 Memorial Road, Request for Modifications – the application is in response to the requirement to construct sidewalks along the property frontages of a parcel containing a newly constructed hotel. The application requests one (1) waiver from S.A.L.D.O. § 704.9.A(1). The project is located within the Township’s HC – Highway Commercial Zoning District.

Justin Massie, P.E. of Terraform Engineering, represented the application. Ms. Deutschman commented that the applicant requested one waiver regarding three separate items that include constructing a portion of sidewalk outside the right-of-way; reducing the width of the required grass strip from five feet to three feet; and reducing the width of the sidewalk from five feet to four feet at various locations along the property’s frontages. She noted that Lanta requested a concrete pad for its bus stop along Tilghman Street and that the applicant has complied with the request. The applicant, she continued, has also complied with the comments and concerns raised in the engineering comment letter. She then noted that the location of utilities, landscaping features, irrigation heads, and existing stormwater facilities along Tilghman Street and Memorial Road restrict full compliance with the ordinance.

Vice-Chairman McNemar questioned why the sidewalk could not be made compliant if located outside the right-of-way and noted that the applicant had the opportunity to install sidewalks before planting trees and installing irrigation. Mr. Massie responded that with the location of utility features and trees, he is trying to minimize disturbance.

Mr. Schantz stated that the waivers are appropriate, given the location of existing utilities and stormwater facilities and further noted that the waiver request is in response to a previous deferral. Vice-Chairman McNemar countered that while it is a hardship, it was the applicant’s decision not to construct the sidewalk before the trees and spray irrigation were installed.

Motion by Commissioner Boronyak to recommend that Waiver Request #1 be approved. Seconded by Secretary Walls. The motion passed 4-1; Vice-Chairman McNemar dissented.

VI. PLAN REVIEW

- A. 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.

Stephanie Kobal, Esq. of Fitzpatrick, Lentz, and Bubba, and John McRoberts, P.E of The Pidcock Company, represented the application. Ms. Kobal stated that the applicant is awaiting the decision of a condemnation request for land at the unopened stub street of Steeplechase Lane to allow water and sewer to extend from the Hopewell Farms South Subdivision just north of the proposed development. Ms. Kobal noted that the condemnation includes a separate aboveground component to allow the Township to install a walking trail to provide connection from the proposed development to Hopewell Farms South.

Ms. Deutschman noted that the applicant has requested a deferral related to the dry utilities. Mr. McRoberts elaborated that the locations of the electric, gas, and cable are currently unknown but will be provided with the final land development plan.

Ms. Deutschman requested that, because the access drive is private, a note be placed on the plans stating that the access drives are not constructed to public road standards and that they will not be dedicated to Upper Macungie Township in the future. Vice-Chairman McNemar questioned the difference between the applicant's proposed pavement cross section and the Township's local road pavement cross section. Ms. Deutschman responded that the difference is the widths.

The Planning Commission discussed whether the lots would be fee simple. Mr. McRoberts stated that it has not yet been determined, but that a private area of 200 square feet would be assigned to each unit to comply with the zoning ordinance and that additional common open space would be owned by a homeowners' association.

Commissioner Boronyak asked whether the easement would be established for utilities and whether the developer or Township would be responsible for those utilities. Mr. Schantz responded that the situation is not typical because of the condemnation process and that the Township will already be the owner of the easement. He elaborated that the Township would grant access to allow the developers and Lehigh County Authority to install utilities.

Vice-Chairman McNemar stated that the pedestrian pathway through the area proposed for condemnation provides great foresight in planning. However, he requested that the path be installed at the time the development is constructed rather than requiring the Township to install it later.

Mr. Kern clarified that the installation of the pedestrian path is not a requirement of the S.A.L.D.O. and the portion of the path at the area to be condemned is considered an offsite improvement. He further noted that the Township, including the Township Manager and Director of Public Works, are not advocating for the path to be constructed immediately to allow time for settlement, owing to the installation of the utilities. Ms. Kobal added that it would be premature for the pathway to be constructed as part of the development, adding that the applicant is paying for the condemnation as it relates to the underground utilities, including the just compensation.

Vice-Chairman McNemar requested clarification on how recreation fees are used within the Township. Mr. Shantz answered that the fees are used at locations designated by the Township and that a portion of the fees would be set aside for the pathway. If the pathway is not installed within a certain amount of time, he continued, then the fees would move to the general fund.

Vice-Chairman McNemar questioned why the path through the proposed development could not be designed, shown on the final plan, and constructed as part of the developer's improvements. Ms. Kobal responded that it could create issues if it does not ultimately align with the Township's intentions for the future walking trail at the unopened stub street. Vice-Chairman McNemar voiced concern that the path may never be built if it does not get built as part of this development. The Planning Commission and applicant discussed the options for constructing the pedestrian path. The Planning Commission then

requested that the developer continue conversations with Township staff to determine the timeline and constructability of the pedestrian path on the property at 6045 Reppert Lane.

Vice-Chairman McNemar moved to recommend that Docket #2395 6045 Reppert Lane, Preliminary Land Development Plan, be tabled to allow the Township and applicant to explore the constructability of the pedestrian facilities. Seconded by Secretary Walls. The motion passed unanimously (6-0).

VII. PUBLIC COMMENT

There was no additional public comment.

VIII. ADJOURNMENT

Vice-Chairman McNemar moved to adjourn the meeting at 7:44 p.m. Seconded by Secretary Walls. The motion passed unanimously (6-0).