



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

November 19, 2025

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**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, Peter Grodziak, and Tim Helmer, Members.

MEMBERS ABSENT: Haikeem Nelson, Member.

STAFF PRESENT: Meredith Keller, Director of Community Development; Ryan Kern, HRG, Inc.; Anderson Deutschman, HRG, Inc.; Andrew Schantz, Township Solicitor; and Jackie Tindall, Planning and Zoning Administrative Specialist.

**II. MINUTES**

Secretary Walls moved to approve the meeting minutes of October 15, 2025. Seconded by Commissioner Grodziak. The motion passed 5-0; Vice-Chairman McNemar abstained.

**III. ADDITIONS/DELETIONS TO AGENDA**

Ms. Keller announced that no changes were needed at this time.

**IV. MPC TIMELINE REVIEW**

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

**V. PLAN REVIEW**

**A. Docket #2413 – Nursery Street Townhouses, 1500 Nursery Street, Preliminary/Final Land Development Plan** – the applicant is proposing to construct 36 townhouses within the Lehigh Hills subdivision. 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.

Stephanie Kobal, Esq. of Fitzpatrick, Lentz and Bubba, and John McRoberts, P.E. of the Pidcock Company, represented the application.

Ms. Deutschman offered an explanation of the separation of the commercial and townhouse development plans that were previously submitted under the same application. She then provided an overview of the waivers, which included a request for a shorter separation distance between the center lines of the driveways to provide better circulation, as well as a waiver to allow for concurrent preliminary and final plan submission. She added that the applicant requested a waiver for manhole depth, owing to the grades proposed on the commercial portion of the site. One deferral request, she continued, was submitted for sidewalks and curb along Route 100. She noted that in place of a sidewalk, the applicant proposed to install a pedestrian easement for a trail.

Ms. Kobal requested that the Planning Commission act on the waivers and deferrals at the meeting and contended that all items would be revised before submitting the plan to the Board of Supervisors.

**Vice-Chairman McNemar moved to recommend approval of Waiver Request #1, #2, and #4, conditioned on the comments in the Staff and Township Engineer Review Letters. Seconded by Secretary Walls. The motion passed unanimously (6-0).**

Vice-Chairman McNemar requested that the applicant make the trail location where the easement will be placed more obvious on the plans. Mr. McRoberts stated that in absence of a deferral, the developer would be required to install 5-foot sidewalk along the entire frontage of Route 100 that would dead end at the property line. He suggested that a deferral would allow the applicant and township staff to consider the most beneficial approach to satisfying the requirement and moving forward with the improvement.

**Vice-Chairman McNemar moved to recommend approval of Deferral Request #3, conditioned on the Staff and Township Engineer Review Letters. Seconded by Commissioner Boronyak. The motion passed unanimously (6-0).**

The Planning Commission discussed the remaining plan items that need to be addressed from the review letters and asked that the trail feasibility be further considered.

**Commissioner Boronyak moved to recommend that Docket #2413 Nursery Street Townhouses, 1500 Nursery Street, Preliminary/Final Land Development Plan be tabled. Seconded by Commissioner Grodziaik. The motion passed unanimously (6-0).**

- B. **Docket #2333 – 7512 Ruppssville Road, 7420 & 7512 Ruppssville Road, Sketch Plan** – The applicant is proposing to consolidate the two lots located at 7420 and 7512 Ruppssville Road and to construct a tractor trailer parking lot. The site is located within the Township's LI – Light Industrial Zoning District.

Kevin Tamerler, Bud Newton, P.E. of the Newton Engineering Group, and Mark Bradbury of Martin, Bradbury & Griffith, Inc. represented the application.

Ms. Deutschman stated that the zoning issues within the application need to be addressed. She noted that one key issue is the classification of the trees on site as a nursery, which requires some documentation to support. The applicant, she continued, submitted a request for one waiver regarding the requirement for the number of trees per acre. She stated that the applicant provided no justification for that request and that HRG has not provided comment or a recommendation, owing to the lack of justification.

Mr. Tamerler commented that Lehigh County Authority had no objection to the intended use on the property. Secretary Walls inquired about the proposed building on the site plan. Mr. Tamerler responded that the building will be used as a shed for maintenance items and may include a bathroom in the future. The lot, he continued, is primarily being developed for trailer storage but could potentially be used as truck and trailer storage.

Chairman Deprill inquired about the capacity for trucks and tractors. Mr. Tamerler responded that there are 61 spaces for trailers, with separate additional spaces for tractors. Mr. Bradbury added that the layout of the parking spaces was not conducive to having the tractor attached to their trailers.

Vice-Chairman McNemar stated that the lot has a great location and inquired whether it will be fenced. He commented that some concerns about landscaping and stormwater management need to be addressed, adding that he has questions about infiltration testing since the plan shows an underground basin. Mr. Tamerler responded that a fence will most likely be installed and that there is a desire to comply with the landscaping requirements, but there are several utility easements at the site that would prevent heavy planting. He further noted that the engineers have completed infiltration testing, and they anticipate spray irrigation toward the narrow end of the site.

Ms. Deutschman raised several issues regarding whether water and sewer are proposed for the building, and requested clarification on truck turning movements, access drive widths and radii, and frontage improvements. She noted the requirement to install sidewalks and curbs along Ruppssville Road and stated that a deferral should be requested for sidewalks along the US-22 frontage.

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

- C. **Docket #2407 – Hickory Lane Minor Subdivision, 2010 Hickory Lane, Preliminary/Final Minor Subdivision Plan** – The applicant is proposing to subdivide a 60-acre parcel into three lots. Lot #1 and #2 would consist of approximately 11 acres each, and Lot #3 would consist of 37 acres. The parcel is located within the Township's RU3 – Rural 3 Zoning District.

Scott Lipson, Esq. of Norris McLaughlin, and Mark Bradbury of Martin, Bradbury & Griffith, Inc. represented the application.

Mr. Kern discussed the need for clarification on the trail systems and locations and requested that those items be shown on the plan. He then explained that a planning module should be included with the next

submission since the application proposes the creation of new lots. He added that the plan needs to include existing utilities, specifically the ones on Becker Street. He then commented that staff and the applicant have discussed potential trail easements and the viability of their locations, as proposed in the Vision Zero Action Plan (VZAP). Mr. Kern further explained that Becker Street contains an S-curve, which does not meet horizontal geometry.

Barry Dobil of 2066 Becker Street opposed the proposed VZAP trail and expressed concern over its placement in such close proximity to his house. He stated that the trail would extend across his driveway and questioned who would be responsible for the trail's maintenance and liability should someone get hurt while on the trail. Ms. Keller responded that the plan is conceptual and does not depict the actual location of the trail. She added that through subdivision and land development applications, the township is attempting to capture segments of the trail to make a larger connection. Mr. Schantz stated that further discussions between staff and the applicant would be required to determine the feasibility of the plan. Mr. Dobil then asked if he is responsible for installing sidewalk across his property frontage if he does not grant approval of the trail. Mr. Helmer responded that the S.A.L.D.O. regulations that require the installation of sidewalk are triggered when a property owner submits a subdivision or land development plan, so unless he submits a plan he would not be required to install sidewalks.

Carol Hoover of 2190 and 2302 Hickory Lane opposed the proposed VZAP trail. She raised concerns over the lack of privacy that would result from the installation of the walking trail and contended that the area residents moved there for seclusion. She also argued that a walking trail will attract litter and will invite strangers to her property.

Kevin Tamerler of Hilltown Road argued that Park Lane functions as a walking trail and that he could use it as a path to walk to South Whitehall Township.

Jeff Benckini of 7248 Haasadahl Road opposed the walking trail, because it would intrude on the tree nursery he owns. He shared concerns with Carol Hoover about trash and requested that the township better communicate with the residents impacted by the walking trail.

**Vice-Chairman McNemar moved to recommend that Docket #2407 Hickory Lane Minor Subdivision, 2010 Hickory Lane, Preliminary/Final Minor Subdivision Plan be tabled. Seconded by Commissioner Grodziak. The motion passed unanimously (6-0).**

**VI. PUBLIC COMMENT**

There was no additional public comment.

**VII. ADJOURNMENT**

**Secretary Walls moved to adjourn the meeting at 8:23 p.m. Seconded by Chairman Deprill. The motion passed unanimously (6-0).**