



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

March 18, 2026

I. CALL TO ORDER – PLEDGE TO THE FLAG

The meeting was called to order at 7:00 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; Peter Grodziak; Tim Helmer; Ray Boronyak, Members.

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

STAFF PRESENT: Meredith Keller, Director of Community Development; Ryan Kern, HRG, Inc.; Stan Wojciechowski, HRG, Inc; Andrew Schantz, Township Solicitor; and Brad Smith and Layla Denissen, Barry Isett & Associates, Conflict Engineer.

II. MINUTES

Secretary Walls moved to approve the meeting minutes of February 18, 2026. Seconded by Commissioner Grodziak. The motion passed 4-0. Commissioner Boronyak abstained.

III. ADDITIONS/DELETIONS TO AGENDA

Ms. Keller stated that there were no additions or deletions to the agenda.

IV. MPC TIMELINE REVIEW

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

V. OTHER BUSINESS

VI. PLAN REVIEW

A. Docket #2409 – Project Kennedy – 8810-9802 Main Street, Preliminary Subdivision & Land Development Plan – The applicant is proposing to construct a 797,432 square foot pharmaceutical manufacturing facility. The project includes associated parking, stormwater management, landscape improvements, and additional utility upgrades. The property is located within the Township's LI(L) – Limited Light Industrial Zoning District.

Bailey Occhipinti, John Russo, Daniel VonDielingen, and Tim Lyden of Eli Lilly and Company; Michael Kissinger, P.E. of Pennoni; Jeff DePaolis, P.E., PTOE of Kimley-Horn; and Erich Schock, Esq. of Fitzpatrick Lentz & Bubba, P.C., represented the application.

Mr. Kern stated that the application is before the Planning Commission for an introductory presentation, adding that HRG has corresponded extensively with the site engineers and traffic consultants over recent months. Mr. Wojciechowski presented items from the engineering review letter, noting various waivers and deferrals requested. He noted that the applicant is seeking relief from the 50-foot maximum driveway width requirement, proposing a width of 75 feet at the western driveway and 100 feet at the eastern truck entrance. Mr. Kissinger responded that he is working to reduce lane widths and overall dimensions and considering eliminating the boulevard to avoid the waiver.

Mr. Wojciechowski provided an overview of several additional modification requests, noting that the applicant submitted a waiver to proceed directly to the Board of Supervisors following a Planning Commission recommendation. Additionally, he noted the following requests: a waiver to allow the applicant not to install curbing along the access drive associated with the substation road; a deferral of tree preservation for woodland areas and a deferral of the buffer yard screening requirement at areas that will possibly be impacted by the proposed Adams Road interchange. Vice-Chairman McNemar noted that the deferrals will require proper financial security.

Mr. Kissinger stated that the project will be phased and noted that the first phase will include construction of an amenities building and visitor center in the southwest section of the site. Ms. Occhipinti offered a project timeline, noting that grading is anticipated to begin in early spring 2026. The project, she continued, would begin construction by June or July 2026, with a goal of opening the building in 2029 and achieving full operation by 2030. In response to inquiries about construction shifts from Secretary Walls, Mr. Russo explained that most operations would be in a first-shift format, with potential second shifts. Once fully operational, the facility will run continuously.

Concerns about traffic, particularly from trucks on Main Street, were raised by Secretary Walls. Mr. DePaolis reported an expectation of 45 trucks daily, equating to 90 trips, with 64 trips during peak hours and the remaining occurring throughout the day. Vice-Chairman McNemar suggested that construction traffic be routed to Glenlivet Drive to limit trucks traveling on Main Street through Fogelsville. He then asked the applicant to consider off-site staging areas for workers. Mr. Kern clarified that the 2,000 construction jobs represent the project's total construction timeline, not the number of workers at any one time.

Mr. Kissinger addressed questions about the 110-foot height of the ASRS building that received zoning relief. He commented that the ASRS building equates to less than 10% of the total building footprint and noted that the site's topography minimizes the structure's visibility from Main Street.

Commissioner Helmer questioned whether hazardous chemicals would be used in the manufacturing process. Mr. Russo clarified that no chemicals being used would be categorized under the Chemical Facility Anti-Terrorism Standards. The facility, he continued, will undertake the final assembly of injectable medicines, mixing externally manufactured pharmaceutical ingredients into solutions for retail packaging.

Mr. Kissinger explained that the facility will be securely surrounded by an 8-foot perimeter fence featuring architectural elements on the Main Street side and would transition to a chain link fence along I-78. He added that a 24/7 security protocol will be in place, incorporating card access systems and a dedicated visitor center for security screening. He then provided an overview of the anticipated permitting process, underlining the requirements associated with Act 537 sewer planning. He noted that the NPDES permit has been submitted and that the applicant had a pre-application meeting.

Sue Yurasits of Mine Street expressed concerns over the lack of notification following the project's announcement and questioned whether the project would affect property taxes, increase congestion on Main Street in Fogelsville, and would cause excessive truck exhaust.

Scott Ettinger of Lower Macungie Township expressed concern over the potential for groundwater contamination.

Commissioner Helmer moved to table Docket #2409 Project Kennedy, 8810-9802 Main Street, Preliminary Subdivision & Land Development Plan. Seconded by Commissioner Boronyak. The motion passed unanimously (5-0).

- B. Docket #2426 – Upper Macungie Township Fire Station, 37 Grim Road, Preliminary/Final Subdivision & Land Development Plan** – The applicant is proposing to consolidate four (4) lots into one (1) 8.8-acre lot and to convert the Township's existing police station into a 32,300 square foot fire station with associate parking and stormwater management facilities. The project is located within the Township's LI – Light Industrial Residential Zoning District.

Township Manager Bob Ibach and Fire Commissioner Peter Christ of Upper Macungie Township, and Scott Smith, P.E. of HRG, Inc., represented the application.

Mr. Brad Smith provided an overview of the modification requests, noting that the applicant submitted a waiver to permit the driveway to exceed the maximum width to ensure adequate space for emergency vehicle access. He further clarified a waiver request to allow lighting levels in parking areas to exceed 5 foot-candles,

though he noted that fixtures remain dark sky compliant. Other waivers, he continued, related to stormwater management systems. Mr. Brad Smith also discussed requests related to sidewalk requirements that the applicant wishes to defer owing to future improvements at the Schantz and Grim Road intersection expected to be completed by PennDOT and the township.

Commissioner Grodziak inquired about lighting and operational testing and asked whether the new fire station would operate similarly to Station 56. Mr. Ibach responded that the new facility will support truck testing, equipment maintenance, and regular training akin to other stations. Vice-Chairman McNemar clarified that this station will serve as the primary station with full-time crews, unlike Station 56.

Commissioner Boronyak questioned whether the plans provide sufficient parking during peak periods. Mr. Ibach explained the presence of a dedicated volunteer parking lot at the back of the station with 15 spaces and wide driveways that can accommodate additional response vehicles during emergencies. He added that daily staff, including employees and fire inspectors, will use the existing municipal parking with overflow directed to the Public Works property during high-demand events. Mr. Ibach added that the station will have parking inside and outside for inspectors and parking spots solely for volunteers who are responding to calls. The station, he continued, will feature multiple access points: a main entrance off Grim Road, two lower courtyard accesses at engine bay level, a rear emergency exit, and additional doorways along the back. Mr. Scott Smith clarified that the apparatus bays were designed for pull-through operation. Vice-Chairman McNemar questioned the reduction of parking spaces, to which Mr. Ibach responded that the spaces were eliminated to maintain requirements for a state police helicopter pad and that previously restricted police spaces will be available for general use.

Mr. Christ stated that the facility's operational design includes six apparatus bays and accommodation for seven dormitory beds, with provisions for two additional beds for EMS needs. Commissioner Boronyak inquired if the planning accounted for the township's growth over the next forty years. Mr. Ibach responded that, similar to the new police station, the plans were designed with long-term growth in mind.

Mr. Scott Smith stated that the NPDES application is under expedited review by the Lehigh County Conservation District. He commented that additional infiltration testing was recently finalized. Vice-Chairman McNemar noted the Planning Commission's usual preference for NPDES permits to be administratively complete before granting approval.

Commissioner Boronyak moved to approve Waiver Request #1, #2, #3, #4, and #5, and Deferral Request #6 and #7. Seconded by Secretary Walls. The motion passed unanimously (5-0).

Vice-Chairman McNemar moved to approve Docket #2426, Upper Macungie Township Fire Station, 37 Grim Road, Preliminary/Final Subdivision and Land Development Plan, with the following conditions: 1) the lighting at the site is dark sky compliant; 2) the applicant obtain a NPDES permit; and 3) all comments in the Staff and Engineering Review Letters, both dated March 13, 2026, are addressed. Seconded by Secretary Walls. The motion passed unanimously (5-0).

- C. Docket # 2427 – 7036 Ruppsville Road Lot Line Adjustment, Preliminary/Final Lot Consolidation Plan –** The applicant is proposing to consolidate a parcel at 7036 Ruppsville Road with a larger parcel at 560 Grange Road, which currently contains a portion of Grange Park. The project is located within the Township's R2 – Low Density Residential Zoning District.

Upper Macungie Township Manager Bob Ibach and Scott Smith, P.E. of HRG, Inc., represented the application.

Mr. Brad Smith provided an overview of the modification requests and noted that land development is not included in the application. He commented that the waivers relate largely to documentation requirements and that the deferrals were sought owing to the lack of land development.

Commissioner Boronyak questioned whether the existing structures held any historical significance, and Ms. Keller confirmed that they did not. Vice-Chairman McNemar requested that the locations of the existing septic system be clearly marked on the planning documents. Mr. Ibach affirmed that the locations would be accurately documented before the plan was officially recorded.

Secretary Walls moved to approve Docket #2427 7036 Ruppsville Road Minor Lot Line Adjustment Plan, including approval of Waiver Request #1 and #2 and Deferral Request #3, #4, #5, #6, and #7, conditioned on the Engineering Review Letter dated March 13, 2026. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).

VII. PUBLIC COMMENT

There was no additional public comment.

VIII. ADJOURNMENT

Commissioner Helmer moved to adjourn the meeting at 9:06 PM. Seconded by Commissioner Grodziak. The motion passed unanimously (5-0).