

UPPER MACUNGIE TOWNSHIP

8330 SCHANTZ ROAD
BREINIGSVILLE, PA 18031



(610) 395-4892

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JUNE 2020 PLANNING COMMISSION AGENDA

The Upper Macungie Township Planning Commission will hold a public meeting on **Wednesday, June 17, 2020, at 7:00 P.M.** at the Township Building, 8330 Schantz Road, one mile west of Route 100, Breinigsville, PA., to review and make recommendations on the following:

- #2293 Interim Regional Act 537 Sewer Planning Review**
- #1901 Waiver Request (Sanitary Sewer Standards) - Hidden Meadows Development, Phase II**, the property is located along the west side Werley Road near the intersection of Rockrose Lane. The property is situated within the R5 – Medium High-Density Residential Zoning District;
- ~~**#2245 Waiver Request (Sidewalk) 5100 Crackersport Road Development**, the property is located along Crackersport Road partially in Upper Macungie and South Whitehall Townships. The property is situated within Upper Macungie Township's LI – Limited Light Industrial Park Zoning District and within South Whitehall's IC 1 – Industrial Commercial Zoning District;~~
- #1999 Weilers Road Townhouse Development, Preliminary/Final Land Development Plan**, the project proposes to construct 36 buildings which will contain 144 townhouse units. Also proposed are several public roadways, overflow parking areas and a private recreation area. The project is situated along Weilers Road near the intersection of Hamilton Blvd., Rt. 222. The property is located within the R3 – Medium Low-Density Residential Zoning District;
- ~~**#2062 Hassen Creek Estates, Preliminary/Final Subdivision Plan**, 1864 Becker Street, 2010 & 2021 Hickory Lane. The plan proposes subdivision of three (3) existing tracts of land into nine (9) single family detached home building lots. The properties are situated within the RU3 – Rural 3 Zoning District;~~
- ~~**#2282 7150 Ambassador Drive Land Development Plan, Sketch Plan Review**, the plan proposes a 274,000 sf warehouse building addition. The property is situated within the LI – Light Industrial Park Zoning District;~~

Workshop Monday June 15, 2020 at 7:00 pm

And any and all matters that may come before the Commission.

Makala Ashmar, Secretary

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8330 SCHANTZ ROAD
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June 8, 2020

Upper Macungie Township
Planning Commission

RE: Docket #2293 – Interim Regional Act 537 Sewer Plan

Upper Macungie Township is requesting the Planning Commission complete a review and provide comments on a draft revision to our Act 537 Plan. This Revision is part of a regional update with all municipalities (15) that are connected to the Kline's Island Wastewater Treatment Plant and will cover the period from January 2021 through December 2025. The Revision is being undertaken due to high sewage flows in 2018 and 2019 to the Kline's Island Wastewater Treatment Plant and includes:

- a. Studies and evaluations incorporating an on-going sewage metering program
- b. A proposed comprehensive nine-month system wide flow monitoring project termed Flow Characterization Study (FCS)
- c. Updating the hydraulic model of conveyance systems and treatment capabilities based on information collected in the FCS, projected growth, rainfall events and other inputs
- d. The updated model will be used for alternatives analysis, financial analysis, administrative issues reviews and overall decision making to most effectively address the regions' future sewage conveyance/treatment needs.

There is no change proposed with this Revision in Upper Macungie Township's current Urban Growth Boundary, commonly known as Act 537 line, but is focused on near term flow projects for properties currently located within the Boundary.

Sincerely,

Upper Macungie Township

A handwritten signature in blue ink that reads "Daren Martocci".

Daren Martocci
Director of Community Development

PC: Board of Supervisors
Robert Ibach, Jr., Township Manager
Andrew V. Schantz, Esq., Davison & McCarthy
Tim Miller, P.E., Keystone Consulting Engineers, Inc.



The Crossroads Group, LLC

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June 4, 2020

Upper Macungie Township
8330 Schantz Road
Breinigsville, PA 18031

Attn: Mr. Daren Martocci

Subject: Hidden Meadows Phase 2–Waiver Request Letter

On behalf of the applicant, consideration is requested for the following waivers of the Upper Macungie Township Subdivision and Land Development Ordinance for the Hidden Meadows – Phase II portion of the project.

■ **Section 22-705.C.5 – Requiring that sewer lines be deep enough to serve basements of proposed residences.**

A waiver is being requested to allow sanitary sewer main to be installed to provide gravity sewer service to first floor only. Basement sewer service would be provided utilizing a macerating pump (up-pump). This request is due to existing site and geologic conditions including carbonate bedrock that were unforeseen prior to construction and further documented in a letter prepared by Professional Geologist, dated May 29, 2020 and attached for further reference.

■ **Section 22-710.4.G – Requirement of Registered Landscape Architect for lots greater than 30 acres:**

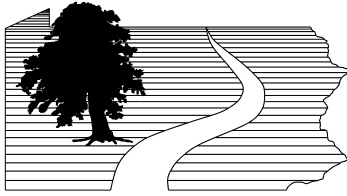
A waiver is being requested to allow all associated landscaping design of the Hidden Meadows Phase II project be prepared by a Pennsylvania Registered Professional Engineer in lieu of the required Landscape Architect. All associated plans would bear the signature and seal of the associated Professional Engineer.

Should you have any questions whatsoever regarding the above, please don't hesitate to contact our office.

Sincerely,

Jeremiah D. Hoagland, President
The Crossroads Group, LLC





Penn's Trail Environmental, LLC
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Hatfield, PA 19440
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e-mail: staff@pennstrail.com

Stephen F. Lampmann, V. P.
Sal Lapio Homes
104 Old Mill Road
Sellersville, PA 18960

May 29, 2020

RE: Sanitary Sewer Line Adjustment
Hidden Meadows
Units 145-234
Upper Macungie Twp., Lehigh Co., PA
PTE # 1999

Dear Mr. Lampmann:

At your request, Penn's Trail Environmental, LLC has reviewed Upper Macungie Township SALDO Section 22-705.C.5 requiring that proposed sanitary sewer lines be deep enough to serve basements of existing and proposed residences. The application requests a waiver to provide sewer service to the first floor.

We evaluated the tested excavated area near these lots for these units and found that the soils are extremely gravelly with a shallow high watertable and high clay content and we recommend shallow sewer lines to prevent large rock fragments and carbonate bedrock from compromising the placement and long-term positioning of the pipes.

The potential for encountering varying depths to bedrock and avoidance of future karst feature development are also a significant justifications to recommending a shallower sewer main in this area.

Should you have any questions regarding this report, please contact our office.

Sincerely,

Penn's Trail Environmental, LLC

Paul Golrick, P.G.
Soil Scientist
Professional Geologist



