

UPPER MACUNGIE TOWNSHIP

PLANNING COMMISSION

May 20, 2015

Meeting called to order 7:00 P.M. by Chairman Dave Etowski

MEMBERS PRESENT – Chairman David Etowski, Secretary Makala Ashmar, Paul McNemar, Kathy Rader. Vice-Chairman Ken Pavkovic, Geoff Legg, and Tony Salvino and were absent.

Engineer Scott Stenroos and Zoning Officer Daren Martocci along with Solicitor Andrew Schantz were present.

Chairman Etowski opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States.

Chairman Etowski announced that **#2166 Tilghman Street, Proposed Dunkin Donuts Restaurant** and **#2068 Above and Beyond Personal Care Facility** have withdrawn from the agenda for tonight.

A motion to approve the minutes of the April 15, 2015 meeting was made by Secretary M. Ashmar seconded by Chairman D. Etowski, and approved.

Proposed Zoning Amendment(s):

#2153

P. McNemar made a motion to make a recommendation to strike Section 2.A.i.b from the proposed ordinance. The motion was seconded by Chairman D. Etowski and unanimously approved.

Subdivision and Land Development Reviews:

#2137 – Bortz Property

P. McNemar made a motion to grant Preliminary/Final approval of the Subdivision plan. A deferral of 22-403 and a waiver of 22-504.1. The motion was seconded by Kathy Rader and unanimously approved.

K. Rader made a motion to approve the Land Development Plan and a deferral of 22.704.9 conditioned on security being posted and a note on the plan showing the proposed sidewalks. The motion was seconded by P. McNemar. The motion was approved 3-1 with P. McNemar being the dissenting vote.

#2162 – Penske Truck Leasing Facility

Requested a Preliminary/Final Land Development Plan.

Brian Evans, PE of Evans Engineers, Inc. and Engineer Scott Stenroos discussed waiver requests 5 and 6 with the board and it was determined that submission was premature due to no approvals from outside agencies. No action was taken.

#2157 – Lehigh Valley West II, Lot 9B, Condominium Unit #1, Proposed Hotel

P. McNemar made a motion seconded by Chairman D. Etowski and unanimously approved for a Conditional/Preliminary approval of the Land Development Plan subject to staff and engineer comments and receipt of a DEP technical review letter prior to appearing before the Board of Supervisors. Waivers 2, 3, and 4 were recommended.

#2120 Liberty @ Mill Creek – Land Development

Kevin Markell of Barry Isett and Jared Souders of Liberty Property Trust appeared before the commission seeking waivers for the Final Plan Submission.

P. McNemar made a motion seconded by K. Rader and unanimously approved for waivers 1 through 8.

Meeting was adjourned at 9:20 p.m.

Makala Ashmar
Secretary, Planning Commission