

**UPPER MACUNGIE TOWNSHIP**  
**Planning Commission Meeting**  
October 21, 2015 @ 7pm

Meeting called to order at 7:01 P.M. by Chairman Dave Etowski

MEMBERS PRESENT: Chairman David Etowski, Vice-Chairman Ken Pavkovic, Secretary Makala Ashmar, Kathy Rader, and Paul McNemar. Tony Salvino was absent.

Engineer Scott Stenroos, Zoning Officer Daren Martocci, Solicitor Andrew Schantz, along with Planning and Zoning Secretary Ashley Godshall 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.

A motion to approve the minutes of the September 16, 2015 meeting was made by Vice-Chairman K. Pavkovic and seconded by K. Rader. Motion passed.

Subdivision and Land Development Review:

**#2192 – 1217 Trexlertown Road, Site Plan required for Change of Use:**

**Andrew Woods, Arthur A. Swallow Associates;**

**Richard Somach, Norris, McLaughlin, & Marcus, P.A.**

Presented site plan and waiver requests. After much discussion, between Planning Commission members and presenters, K. Rader made motion to recommend conditional approval of Site Plan and send it to the Board of Supervisors, conditioned upon staff and engineer comments, and grant waiver to reduce the Board of Supervisors submission deadline from 3 weeks to 2 weeks. P. McNemar seconded the motion. Motion passed (vote was unanimous).

**#2157 – Lehigh Valley West 2, Lot 9B, Condo Unit #1 Hotel (110 Route 100) Preliminary/Final Plan:**

**Bruce E. Anderson, The Pidcock Company; Gavin Herber, Owner**

Presented preliminary/final plan, requesting conditional final approval. P. McNemar made motion to:

1. recommend conditional preliminary/final plan approval subject to staff and engineering comments;
2. clarify deferral of sidewalk installation along Route 100 which was discussed in the engineer's letter dated August 27, 2015;
3. recommend granting waiver to reduce the Board of Supervisors submission deadline from 3 weeks to 2 weeks.

K. Pavkovic seconded the motion. The motion passed (vote was unanimous).

\*Note: Waivers of Sections 22-703.3.C(1) and 22-707.4.C(1) and Deferral of Section 22-704.9.A were previously recommended for approval on May 20, 2015 by the Planning Commission.

**#2086 – Above and Beyond Personal Care Facility Preliminary/Final Conditional Land Development Plan:**

**Soheir (Sue) Kandil, JENA Engineering**

Presented request for preliminary/final plan recommendation and a waiver of boundary road upgrade fee requirements. After some discussion, P. McNemar made motion to:

1. recommend no action on the waiver request for a reduction in the boundary road upgrade fee;
2. consider a conditional preliminary/final approval for the plan subject to staff and engineer comments;
3. recommend granting a waiver to reduce the submission deadline for the Board of Supervisors meeting to October 27, 2015 at noon.

K. Pavkovic seconded the motion. The motion passed (vote was 4 to 1 – D. Etowski voted against)

K. Pavkovic made motion to adjourn. P. McNemar seconded. Meeting was adjourned at 8:13 p.m.

Makala Ashmar  
Secretary, Planning Commission