

# UPPER MACUNGIE TOWNSHIP

## Planning Commission Meeting

May 18, 2016 @ 7:00 pm

Meeting called to order at 7:00 P.M. by Vice Chairman Kenneth Pavkovic.

MEMBERS PRESENT: Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Kathy Rader, Paul McNemar, Kim Snelling, and P. Sunny Ghai.

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

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

### Waiver Requests:

#### **9823 Merlot Circle, Lot #14, The Vineyard; Waiver Request for a Driveway Slope greater than 10 percent**

After some discussion, P. McNemar made motion to recommend waiver of SALDO §22-703.3.E.(2) conditioned upon a hold harmless agreement subject to review and approval by the township solicitor. M. Ashmar seconded. Motion passed (vote was unanimous with K. Snelling abstaining).

### Conditional Use Applications:

#### **#2196 Apartment Development – 67 Werley Road**

Applicant did not show up to the scheduled public hearing on May 16, 2016 at 7:00 PM, so the public hearing was rescheduled to June 13, 2016 at 7:00 PM.

#### **#2206 DCT Industrial – 7175 Tilghman Street**

##### Public Comments:

- *Dan Larter of 7295 Lochhaven Street* – concerns about injection wells and truck traffic. Blake Marles objected that Mr. Larter was inappropriately providing “testimony” and not “commentary”.
- *Tracey Huffman of 8953 Grady Drive* – would the state need to be involved in the traffic study?
- *Harry Lutz of 7278 Lochhaven Street* – truck traffic concerns including how to stop truck from turning left at certain intersections.

After much discussion, P. McNemar made a motion to recommend conditional use approval conditioned upon the testimony presented at the May 16, 2016 public hearing and the number of tractor trailer trips being limited to 128 truck trips per day (64 in and 64 out).

P. Ghai seconded. Motion passed (vote was unanimous with K. Snelling abstaining).

A second motion was made by P. McNemar to recommend conditional use approval for the use of injection wells on site conditioned upon the testimony presented at the May 16, 2016 public hearing and the following items:

1. Good faith stormwater disposal methods to be reviewed and approved by EPA, DEP, and LCCD;
2. If wells are found suitable, then only clean roof water shall be used only for the injection wells;
3. No condensate from the HVAC equipment shall be allowed to enter the injection wells;
4. No wells shall be permitted to be located in the truck court or in an area that can be subject to a spill;
5. Injection wells shall be protected by unauthorized acts of third parties.

K. Rader seconded. Motion passed (vote was unanimous with K. Snelling abstaining).

#### **#2209 Grim's Orchard and Family Farms – 9941 Schantz Road**

After much discussion, K. Pavkovic made a motion to table the conditional use application until the Planning Commission can review additional studies and plans. M. Ashmar seconded. Motion passed (vote was unanimous with K. Snelling abstaining).

#### Subdivision and Land Development Review:

#### **#2084 Lehigh Hills Lot #5, Phase I Preliminary Subdivision Plan – bounded by Church Street, Nursery Street, and partially by Route 100:**

The Applicant pulled from the agenda.

#### **#2175 Lehigh Hills Apartments Preliminary Land Development Plan – located within portion of Lehigh Hills Lot #5 along Nursery Street northwest of the existing Weis Market:**

The Applicant pulled from the agenda.

P. McNemar made motion to adjourn. M. Ashmar seconded. Meeting was adjourned at 8:24 PM.

Makala Ashmar  
Secretary, Planning Commission