

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

June 15, 2016 @ 7:00 pm

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

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

Engineer Scott Stenroos, Engineer David Alban, Planning Director 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.

Conditional Use Applications:

#2212 Ridgeline Property Group, LLC – 7352 Industrial Blvd. (former Kraft Facility)

The Conditional Use Application Hearing was scheduled for July 18, 2016 at 7:00 PM. Subsequent to the meeting, the hearing was rescheduled for July 20, 2016 at 7:00 PM.

Conditional Use Review:

#2196 Apartment Development – 67 Werley Road

The Conditional Use Hearing was continued to July 18, 2016 at 7:00 PM.

Ordinance Review:

#2213 Property Rehabilitation Ordinance Review

The discussion was deferred to Docket #2197

Site Plan Review:

#2126 Sharp Corporation, Pedestrian Pathways Site Plan – 7451 Keebler Way

Tony M. Ganguzza, Boyle Construction Management; Kevin Markell, Barry Isett & Assoc., Inc.; & Jonathan Young, Sharp Packaging Solutions

After some discussion, no action was taken.

Subdivision and Land Development Review:

#2187 SealMaster Preliminary Land Development Plan – located at 6923, 6853, 6861, & 6915 Ruppsville Road

Christopher Williams, Barry Isett & Assoc., Inc.

After much discussion, no action was taken.

#2196 Preliminary Apartment Development Plan – 67 Werley Road

The Applicant pulled from the agenda pending the continuance of the conditional use hearing on July 18, 2016.

#2213 Property Rehabilitation Ordinance Review

Stephanie Konig, Zator Law; Justin Massie, Terraform Engineering, LLC

After much discussion and information provided by architectural historian Lauren Golden of 6434 Memorial Road during the Public Comment period, no action was taken.

#2197 Marriott Suite Hotel (current Lehigh Motor Inn) Sketch Plan – 5822 W. Tilghman Street, 5830 W. Tilghman Street, 5828 Memorial Road

Justin Massie, Terraform Engineering, LLC

Public Comment: James Manley, Precision Roll Grinders, Inc., 6356 Chapmans Road – submitted a letter to the Planning Commission and expressed concern over the ability of the road redesign to accommodate his business’s truck traffic.

After much discussion, no action was taken.

#2208 Canteen Vending Land Development Sketch Plan – 7235 Penn Drive

Eric J. Miller, President, REBCOR Construction

After some discussion, no action was taken.

#2084 Lehigh Hills Lot #5 Phase I Subdivision Preliminary Plan – the tract is bounded by Church Street, Nursery Street and partially by Route 100 and located to the northwest of the existing Weis Market;

Ronald J. Gawlik, The Pidcock Company

After much discussion, D. Etowski made a motion to recommend conditional preliminary approval for the Phase 1 subdivision plan conditioned upon the following:

1. Staff and engineering comments;
2. Deferral of water and sewer certifications to the land development plan, §22-403.5.J(1) and §22-403.5.K(1);
3. The subdivision and creation of this lot does not represent or warranty that there is sufficient current sewer capacity and that capacity and sewer availability may or may not exist depending on what will be proposed on future land development plans. A note shall be placed on the Record Subdivision Plan. The Applicant, Owner, or Successor will be proceeding at their own risk;

The motion also included a recommendation for approval of waiver request #1-7 and #10:

SALDO 704.1.H(4); SALDO 704.2.A; SALDO 704.3.B(2); SALDO 704.4.B.2; SALDO 704.5.B.2; SALDO 709.1.C.1.B; SALDO 707.4.C.1; and SALDO 710.5.C. (No action was taken on waiver request #8 (SALDO 705.C.8) or #9 (SALDO 704.9.A).)

P. McNemar seconded. Motion passed (vote was unanimous).

Courtesy of the Floor:

David Jandl; Mark Bradbury, Martin, Bradbury & Griffith, Inc.

Presented a proposed truck parking lot to be located at 7533 Rupperville Road for discussion with the Planning Commission. No action was taken.

K. Rader made motion to adjourn. D. Etowski seconded. Meeting was adjourned at 10:05 PM.

Makala Ashmar
Secretary, Planning Commission