

# UPPER MACUNGIE TOWNSHIP

## Planning Commission Meeting

July 19, 2017 at 7:00 pm

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

MEMBERS PRESENT: Chairman David Etowski, Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Charles Deprill and P. Sunny Ghai.

Township Manager Dan Olpere, Planning Director Daren Martocci, Engineer Dave Alban, Engineer Scott Stenroos, Solicitor Andrew Schantz and Planning and Zoning Secretary Melissa Madden were present.

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

D.Etowski announced that there would be a change to the agenda to include a brief overview of the status of the Comprehensive Plan by April Showers of Johnson, Mirmiran & Thompson, Inc.

A motion to approve the minutes of the June 21, 2017 meeting was made by M. Ashmar and seconded by S. Ghai. Motion passed (vote was unanimous).

### Comprehensive Plan Update:

A. Showers appeared before the PC to provide an introduction to the Comprehensive Plan. The goal is to develop an implementable plan for the future of the community and the plan is to engage the public in September.

### Zoning Review:

#### **#2236 Proposed Zoning Amendment to permit farm-based entertainment (Agritainment/Agritourism)**

After some discussion, no action was taken.

### Plan Review:

#### **#2238 Hopewell Woods Revised Subdivision Plan, Preliminary Plan**

*Tony Caciolo, Monogram Custom Pools*

T. Caciolo appeared before the PC on behalf of Gregory & Janice Stout who are proposing a revision to Woodland Preservation Boundary within their lot to accommodate an in ground swimming pool. After some discussion, D. Etowski made a motion to recommend to the Board of Supervisors that the boundary line movement is not approved. C. Deprill seconded. Motion passed (vote was unanimous).

#### **#2124 Heather Glen Commercial Development, Conditional Use Review**

*Richard Roseberry, Maser Consulting*

R. Roseberry appeared before the PC asking to defer the additional parking spaces required via the Conditional Use Process. After some discussion, D. Etowski made a motion to recommend a parking reduction and a deferral to when the additional parking is needed. M. Ashmar seconded. Motion passed (vote was unanimous).

**#2237 6810 Tilghman Street, Land Development Plan, Preliminary/Final Plan**

*Gregory Davis, Saul Ewing LLP*

G. Davis appeared before the PC looking for preliminary plan approval. After much discussion, K. Pavkovic made a motion to recommend approval of the following waivers from the Applicant's letter dated June 28, 2017:

- Waiver of SALDO Section 22-504.1
- Waiver of SALDO Section 22-703.9.C
- Waiver of SALDO Section 22-706.A.4 upon approval by the Director of the Bureau of Fire
- Waiver of SALDO Section 22-707.4.C.1
- Waiver of SALDO Section 22-707.4.C.2(b)
- Waiver of SALDO Section 22-707.4.c.2€
- Waiver of SALDO Section 22-709.4
- Waiver of SALDO Section 22-710.5.B
- Waiver of Infrastructure Construction Specifications Section 801.A.1

C. Deprill seconded. Motion passed (vote was unanimous).

**#2173 NFI Real Estate, LLC, Lehigh Valley West Industrial Park, Lots 5, 7, 8, 9, 10 and 11, Land Development Plan, Preliminary Plan**

*Erich Schock, Esq., Fitzpatrick Lentz & Bubba, P.C.*

*Michael Landsburg, NFI Industries*

*Bruce E. Anderson, The Pidcock Company*

The applicants appeared before the PC to present a preliminary plan and gain feedback on the construction of a new warehouse. After much discussion, no action was taken.

**#2188 Hale Trailer Brake & Wheel, Land Development Plan, Revised Final Plan**

Evan D. Sowers, H & K Engineering, Inc.

E. Sowers appeared before the PC to present a revision of a previously approved trailer service facility. C. Deprill made a motion to send the revised plan to the Board of Supervisors for final approval. K. Pavkovic seconded. Motion passed (vote was unanimous).

D. Etowski made motion to adjourn. C. Deprill seconded. Meeting was adjourned at 9:26 PM.

Makala Ashmar  
Secretary, Planning Commission