



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

July 15, 2020

I. Call to Order/Pledge to the Flag:

Meeting called to order at 7:00 P.M. by Chairman Chuck Deprill

MEMBERS PRESENT: Chuck Deprill, Chairman; Paul McNemar, Vice-Chairman; Makala A. Ashmar (via telephone), Secretary; Kim Snelling Via Phone; Tim Helmer; Christopher Walls; Mike Werst.

STAFF PRESENT: Engineer Dave Alban; Director Community Development Daren Martocci, Assistant Director of Community Development Dan DeMeno, Solicitor Andrew Schantz

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

II. Minutes:

A motion was made to approve the June 2020 meeting minutes. Motion was made by M. Werst, 2nd by C.Walls, Motion passed (7-0)

Prior to reviewing the agenda, DCD, D. Martocci provided a statement that Docket #2062 Hassen Creek Estates, Preliminary/Final Subdivision Plan was tabled by the Applicant.

III. Planning Docket Review List:

Docket	Project	90 or 45 Day Period (MPC Section 508)
2202	6500 Chapmans Road – Land Development	6/1/2021
1999	Weilers Road Townhouses – Land Development Plan	10/31/2020
2062	Hassen Creek Estates – Subdivision	9/15/2020
2295	400 Nestle Way – Land Development Plan	10/13/2020
2296	910 Nestle Way – Lot Consolidation Plan	10/13/2020

IV. Waiver Requests:

A. #1884 Waiver Request (Alternate Stormwater Pipe) Schaefer Run Commons, The site is located north of the Route 100 Bypass, South of the Schaefer Run Creek and adjoins relocated Weilers Road on the West. The property is situated within the R2 –Residential Zoning District;

A motion was made by P. McNemar to recommend approval of the waiver request to the Board of Supervisors, the motion was seconded by K. Snelling. There was no public comment on the motion. The motion passed unanimously.

B. #2173 Waiver Request (Alternate Stormwater Pipe & Street Tree Location) NFI Real Estate, LLC., Lehigh Valley West Industrial Park, Lots 5, 7-11, Final Land Development Plan, the project located near that intersection of Oldt Road and Nestle Way, the property is situated within the LI – Light Industrial Zoning District;

A motion was made by T. Helmer to recommend approval of the waiver requests to the Board of Supervisors, the motion was seconded by C. Walls. There was no public comment on the motion. The motion passed unanimously.

V. Plan Review:

A. #2295 400 Nestle Way, Preliminary/Final Land Development Plan, the project proposes a trailer parking lot. The property is situated along Nestle Way near the intersection of Schantz Rd. The property is located within the LI—Light Industrial Zoning District;

P. McNemar conducting business with the applicant on other projects recused himself from review and recommendations related to the project. Having determined that Zoning Relief is required for the plan as presented the Planning Commission took no action on the application.

B. #2296 910 Nestle Way, Lot Consolidation plan, the project proposes a lot consolidation/lot line adjustment. The property is situated along Nestle Way near the intersection of Adams Rd. The property is situated in the LI—Light Industrial Zoning District; An additional waiver request based on the Twp. Engineer’s Review Letter, item 8E was required to regarding property monuments. There was discussion on if the property was properly monumented subsequent to the previous subdivision.

A motion to table until August PC meeting was made by T. Helmer to allow the applicant to provide documentation on existing property corners. The motion was seconded by P. McNemar. There was no public comment on the motion. The motion passed (7-0)

~~**C. #2062 Hassen Creek Estates Subdivision, Preliminary/Final Subdivision Plan**, 1864 Becker Street, 2010 & 2021 Hickory Lane. The plan proposes subdivision of three (3) existing tracts of land into nine (9) single family detached home building lots. The properties are situated within the RU3 – Rural 3 Zoning District;~~

D. #1999 Weilers Road Townhouse Development, Sketch Land Development Plan, the project proposes to construct 36 buildings which will contain 144 townhouse units. Also proposed are several roadways, overflow parking areas and a private recreation area. The project is situated along Weilers Road near the intersection of Hamilton Blvd., Rt. 222. The property is located within the R3 – Medium Low-Density Residential Zoning District;

The Applicant's Engineer and Counsel presented plan revisions and advised the Commission on the MPC's requirements for Homeowner's Associations. Driveway locations, pedestrian access to adjoining properties and private ownership of the proposed roadway network were discussed. Staff agreed to a design meeting with the applicant's Engineer. No action taken on the plan.

VI. Public Comment/Courtesy of the Floor:

There was no Public Comment.

V. Adjournment:

There being no other business, P. McNemar made a motion for adjournment, M. Werst seconded, motion passed unanimously.