



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

July 20, 2022

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Chairman Charles Deprill

MEMBERS PRESENT: Chairman; Charles Deprill, Vice Chairman; Paul McNemar, Chris Walls, Tim Helmer, Mike Werst, Aubrie Miller

STAFF PRESENT: Director of Community Development; Daren Martocci, Planning & Zoning Specialist; John Toner, Township Solicitor; Andrew Schantz, Permits Clerk; Roxann Colfer

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. Chairman Deprill asked if there was any action necessary for pending projects in review. J. Toner stated not this evening.

II. ACTION ITEMS:

C. Walls noted corrections needed to be made to the May Minutes regarding statements made by an engineer and lighting and sound and he discussed these changes with Staff. Staff noted the changes will be made before posting of the Minutes. A motion was made to approve the July 20, 2022, meeting minutes with the corrections noted by the Planning Commission. Motion was made by C. Walls, to approve the Minutes. It was 2nd by M. Werst, Motion passed unanimously (6-0).

III. PLANNING DOCKET REVIEW TIMETABLE:

Projects in Review		
Docket	Project	90 or 45 Day Period (MPC Section 508)
<i>*2343</i>	<i>121 Nestle Way & 8361 Schantz Road – Sketch Plan</i>	<i>N/A</i>
2326	Carriage East – Preliminary Sub/LD Plan	8/12/2022
<i>*2330</i>	<i>Taco Bell – Prelim/Final LD Plan</i>	<i>8/22/2022</i>
2202	6500 Chapmans Road – Land Development	8/24/2022
2305	5239 W Tilghman Street Addition – Land Development	9/7/2022
<i>*2324</i>	<i>Glenlivet Drive W Extension & Subdivision – Sub/LD Plan</i>	<i>9/10/2022</i>
2328	Millipore Sigma Distribution Center – Prelim/Final Land Development	9/10/2022
2317	1001 Glenlivet Drive – Prelim/Final Land Development	9/12/2022
<i>*2341</i>	<i>Newtown Road Subdivision – Prelim/Final Subdivision</i>	<i>9/13/2022</i>
<i>*2335</i>	<i>8451 Hamilton Boulevard – Preliminary Land Development</i>	<i>10/18/2022</i>
2339	Air Products Redevelopment of Cetronia Road Site – Preliminary Land Development	10/24/2022

**Projects being heard in July*

IV. PLAN REVIEW

A. #2341 Newtown Road Subdivision, Preliminary/Final Subdivision, 9340 Newtown Road, the plan proposes a lot line adjustment between two residential properties, Lot 1 (9340 Newtown Road) and Lot 2 (9294 Newtown Road). Lot 1 will be obtaining an additional 0.4 acres from Lot 2. The project is located within the Township's R2 – Low Density Residential Zoning District.

J. Toner explained the plan noting that the plan was shrinking an existing non-conformity as the lot is proposed to be larger with this plan thus becoming more conforming to the zoning district regulations. The applicant's engineer, Luke Kamp, explained to the Planning Commission that the plan is being proposed to have the septic system for the property on the correct lot. At the moment, the property owner's septic system sits on their neighbor's property. P. McNemar asked if the comments from Staff and Engineer were received and if any of these needed to be discussed with the applicant. L. Kamp stated that all comments will be addressed, and no further discussion was needed.

P. McNemar made a motion to recommend to the Board of Supervisors approve the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated July 18, 2022:

- 1. A Waiver from Section 22-403.4.K(6): to allow the applicant to not show water, sanitary sewer lines and storm sewer lines with the size and material of each on the plan.**
- 2. A Waiver from Section 22-403.5.A(3): to allow the applicant to not submit a map illustrating the characteristics of rock formation.**
- 3. A Waiver from Section 22-403.5(C): to allow the applicant to not submit a required Erosion and Sedimentation Controls Plan as required.**
- 4. A Waiver from Section 22-403.5(D): to allow the applicant to not submit a required landscaping plan.**
- 5. A Waiver from Section 22-403.5(E): to allow the applicant to not submit a required utilities plan.**
- 6. A Waiver from Section 22-403.5(F): to allow the applicant to not submit a required storm drainage plan.**

The motion was seconded by A. Miller. The motion passed 6-0. There was no public comment.

P. McNemar made a motion to recommend to the Board of Supervisors approved the Preliminary/Final Subdivision Plan, Newtown Road Subdivision, on condition that the following items be satisfied before the Board of Supervisors review the plan:

- 1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated July 18, 2022.**
- 2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated July 18, 2022.**

The motion was seconded by C. Walls. The motion passed 6-0. There was no public comment on the motion.

B. #2330 Taco Bell, Preliminary/Final Land Development, 248 PA Route 100, the plan proposes to demolish the existing building and improvements on site to construct a new Taco Bell building with a double drive thru layout. Other site improvements proposed are curbing, landscaping, and lighting. The proposes plan is located within the Township's HC – Highway Commercial Zoning District.

J. Toner explained the proposed plan noting that the Planning Commission saw this proposal at their February 2022 Meeting where they tabled the plan so the applicant could receive the necessary zoning relief from the Zoning Hearing Board, which has been complete. They are back before the Planning Commission to discuss the plan and are seeking a recommendation for the requested waivers and the plan itself.

Brian Clearly, The Petit Group, represented the plan as the engineer. He noted that he has received the Staff and Engineer reports and has no major issues with the comments but would like to discuss the various waiver requests with the Planning Commission. Since the Taco Bell is being torn down to be rebuilt and served by the existing utilities on the site, he feels that the requirement to show all the utilities on the plan isn't necessary. A short stormwater run is being proposed by the access drive and with the significant details on the plans regarding grading and elevations, he feels that a profile of the pipe isn't necessary to be shown. The Township Engineer suggested to have a registered Landscape Architect with Pennsylvania sign the proposed landscaping plan. B. Clearly noted that the New Jersey Architect signed the proposal and since Pennsylvania and New Jersey are within the same planning zones, he feels that requirement has been met. Another suggestion on the Engineer's comments was to remove street trees along Adrienne Drive as they may have an impact on the overhead power lines. B. Clearly stated he was hesitant on that request as they are mature trees, they are kept trim as to not impact the power lines and if they were to be cut down and replaced, it would only be a matter of time before they become the same size they are now, and this situation would arise again. Supervisor Ghai asked for clarification on this and whether he is opposed. B. Clearly explained that he is opposing this request because he feels that removing mature, pruned trees, to plant immature trees will only buy 15 years' worth of time before the same situation is presented to the Township again. Taco Bell currently maintains the existing trees to avoid powerline disturbances.

The last item he would want to discuss is the dedication of parkland or fee in lieu of as required by Township Ordinance. Since the Taco Bell is being demolished just to be rebuilt, he feels that there will be no new impact on the Township, which is what that fee is for in his opinion. P. McNemar explained that the Board of Supervisor's ultimately makes the decision on the fees being paid. He had asked Staff to research whether a fee was paid when the Taco Bell was constructed the first time. J. Toner explained that he was still tracking down the information as the original plan would have been from the late 1980's.

P. McNemar asked if the Planning Commission minded going through some, not all, of the requested waivers since the Township Engineer was not present. P. McNemar asked D. Martocci if waiver request #1, regarding showing existing utilities, was warranted since the Engineer's language suggested showing them. D. Martocci noted that the Planning Commission has acted favorably on this request in the past and with the provided details on the plan it shouldn't be an issue. P. McNemar asked if Waiver request #2, regarding sizing and material of existing connections, could be addressed by placing a note on the plan stating that the proposed water service line is the smallest a commercial site can run on so there shouldn't be any issues. B. Clearly stated that shouldn't be a problem. C. Walls noted that his company installed the water service lines on the Burger King project next door and those water service lines are an inch and a half so he no issues. Waiver #3, regarding stormwater profiles, is a private utility and not being dedicated to the Township so a waiver would be appropriate as explained by D. Martocci. Waiver request #7, regarding a licensed landscaped architect sign the plans, J. Toner was asked to double check the ordinance language to confirm whether it states a Pennsylvania licensed architect or a licensed architect. J. Toner read the ordinance aloud and it stated a licensed architect, a state was not specified. P. McNemar said that Waiver request #8 was not needed as the applicant is placing street trees elsewhere on the site, which the ordinance allows in this case.

T. Helmer wanted to note that a directional sign on the plan states "Left Turns Only" when exiting towards Route 100 from Adrienne Drive. B. Clearly said that will be corrected.

P. McNemar made a motion to recommend to the Board of Supervisors approve the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated July 18, 2022:

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1. **A Waiver from Section 22-403.4(H): to allow the applicant to not show all existing underground utilities within the proposed tract and within 200 feet as required.**
 2. **A Waiver from Section 22-403.5(F): to allow the applicant to not show required profiles of underground utilities.**
 3. **A Waiver from Section 22-503.1: to allow the applicant to submit the application as a combined Preliminary/Final Plan.**
 4. **A Waiver from Section 22-703.3(F)(2)(c): to allow the applicant to have the access drive less than 150 feet away from the intersection.**

The motion was seconded by A. Miller. The motion passed 6-0. There was no public comment on the motion. P. McNemar made a motion to recommend to the Board of Supervisors approve the following deferral request based on comments found in a letter from the Township Engineer, Dave Alban, dated July 18, 2022:

1. **A deferral of Section 22-704.9(A): to allow the applicant to not install sidewalk along the property's Adrienne Drive or Route 100 frontages until deemed necessary by the Township**

The motion was seconded by T. Helmer. The motion passed 6-0. There was no public comment on the motion. P. McNemar made a motion to recommend to the Board of Supervisors approved the Preliminary/Final Land Development Plan, Taco Bell, on condition that the following items be satisfied before the Board of Supervisors review the plan:

1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated July 18, 2022.
2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated July 18, 2022.
3. The applicant shall add a note to the plan regarding the sizing and material of existing water lines to negate the need for Waiver Request #2.
4. The condition that comment #16 in the Township Engineer's review letter does not apply to the proposal.
5. The condition that comment #20 in the Township Engineer's review letter does not apply to the proposal.
6. The Planning Commission has no comment on the question of whether the applicant shall be a recreation fee as required in Section 22-711 of the SLDO.

The motion was seconded by T. Helmer. The motion passed 6-0. There was no public comment on the motion.

#2343 121 Nestle Way & 8361 Schantz Road, Sketch Plan, the plan proposes the development of a 43,100 sqft warehouse, associated parking, stormwater management areas, and other associated site improvements. The proposed plan is located within the Township's LI – Light Industrial Zoning District.

J. Toner explained the proposed sketch plan noting that if the applicant decided to further pursue the proposal with a land development plan, they will need to pursue a Special Exception from the Zoning Hearing Board in accordance with Township Ordinances. The applicant has submitted a Special Exception Application into the Township and will be placed on the August 10, 2022, Zoning Hearing Board Meeting. That meeting will be held in the Public Meeting Room at the Township Building at 6:30pm. He also noted the discussion had at the Monday night Workshop meeting

where the Planning Commission discussed with Staff comments regarding access to the site, pedestrian connections, parking calculation revisions and buffer yard requirements.

Rocco Caracciolo represented the plan as the applicant's engineer. He thanked Township Staff for pointing out the error in the required buffer yards and he provided an updated sketch plan for the Planning Commission to see with the corrected buffer yards. With the corrected buffer yards on the plan, he explained that the building has gotten smaller by roughly 2,000 sqft and reduced the number of loading docks from the original submission. He noted that sidewalks will definitely be placed on the formal land development submission but wanted to discuss with the Planning Commission on where those would be most appropriate in this area. In his opinion, sidewalks could be put along Nestle Way and Oldt Court up to the access drive and meander into the site but does not think they would be appropriate on Schantz Road. The Planning Commission and Township Staff agreed that those would be the most appropriate places for sidewalks and that aligns with the Comprehensive Plan as well as the Trails and Connectivity Study that is currently underway.

D. Martocci explained that there may be some traffic improvements needed at this intersection of Schantz Road and Nestle Way due to this project, depending on what studies show. However, in the future if sidewalks are needed on Schantz, the Township does have right-of-way for it in this area. R. Caraccioli noted that the ordinance does allow for flexibility on where the sidewalks are placed on the property specifically not wanting to remove mature trees where sidewalk would need to go and would like to utilize that where appropriate. Referencing the staff and engineer's comments that were received, he stated that he is willing to discuss with staff on how to address these items most notably stormwater and fire truck access to the site.

P. McNemar explained that on Monday night's Workshop Meeting, they discussed the reconfiguration of turning lanes on Nestle Way approaching Oldt Court and how they could be improved to promote better traffic flow at this intersection when a land development plan is submitted and especially during the Special Exception hearing. R. Caracciolo stated that he will discuss those reconfigurations with the Township Engineer prior to the Special Exception Hearing. He is also willing to discuss a limitation on how many truck trips are allowed in and out of the property like projects that the Zoning Hearing Board has heard previously.

T. Helmer asked if they knew what the hours of operation were yet. R. Carraciolo noted that developers like the flexibility of a 24/7 business however he doesn't anticipate it being 24/7 hours considering the size of the building being proposed.

Jennifer and Anthony Moore, 8325 Schantz Road, had some concerns regarding the proposed project as they live next door to the site. They are both worried about their well water running the risk of being contaminated during the construction of the project, water runoff effecting their septic system especially during heavy rain events which right now floods their field without any construction. C. Walls asked if public sewer and water were available in their area; the answer is yes. Ms. Moore looked into public hookups a few years ago and the costs associated with it deterred her from doing so. She further stated that noise and light pollution was also a concern of theirs not only during construction but afterwards. She understands that the area is prime development for warehouses however she is concerned for her animals. If the developer could take any action to reduce the noise it would be much appreciated. She also expressed concerns where the property is currently surveyed as she believes that some markers are on her property at the moment. A conversation ensued regarding swapping on easements from road widenings during the late 1980's on Schantz Road and whether or not her property was property was conveyed land correctly. D. Martocci said that he could look into that.

Lastly, Ms. Moore and the Planning Commission discussed where the proposed buffer would be in association to her house, its location, approximate length, when it would be put into place during construction and what the berms would potentially look like. Mr. Moore was wondering if anyone from the developer ever considered approaching them about a buyout of their property. The Planning Commission encouraged that be discussed between the developer and themselves. Ms. Moore asked what the next steps in the process would be. D. Martocci explained

that this is the first step in the planning process; the Planning Commission will not be making any recommendations on what was presented to them tonight as the applicant must prove their case to the Zoning Hearing Board as required by ordinance for this use. If the applicant received a Special Exception they will come back before the Planning Commission to review a detailed land development plan. If they receive a recommendation, they will go before the Board of Supervisors who ultimately make the decision on the plan itself.

No recommendations were made on the proposal as they are not required with a Sketch Plan submission.

#2335 8451 Hamilton Blvd., Preliminary Land Development Plan, the applicant is proposing the construction of three (3) single family semi-detached buildings comprising of two (2) units each at 8451 Hamilton Blvd. The project is located within the Township's R3 – Medium Low Density Zoning District.

J. Toner explained the proposed plan noting that discussions on Monday night's workshop meeting mentioned a potential pedestrian connection to the Parkland Crossing development, which is currently under construction, fire access, and waiver requests on the plan.

Bud Newtown, Newton Engineering, represented the applicants as their engineer. He explained that this parcel was a residual parcel from the subdivision of the now Parkland Crossings development. A home once existed on this property which burned down, and the applicant would like to rebuild with single-family semidetached homes. He mentioned that the applicants were before the Planning Commission before with a similar plan which is now called the Cetronia Road apartments located roughly at the intersection of Mosser Road and Cetronia Road. He explained that he is attending the meeting mainly for input as the prior project was in the R5 Zoning District which allowed for apartment uses and this property is in the R3 Zoning District which does not allow for that use. They originally wanted to move forward with a townhome design, but the zoning ordinance requires a 2-acre minimum which this lot is not. Another unique situation presented with this plan is that Township ordinance requires that single-family homes must access a public or private street and meet Township standards. The lot is located along Hamilton Blvd, a PennDOT owned roadway. PennDOT will not allow 6 individual driveways to access Hamilton Blvd which would explain the need for the access road presented on the plan. The access road, however, will need to meet all Township requirements, which it does not, and the applicant has requested a waiver from the street design section in its entirety.

P. McNemar asked if the access road will remain private; it will. His concern was for snow removal and how garbage was going to be addressed. D. Martocci explained that since this is to remain private, an HOA or management company will be responsible for those items. B. Newtown explained that the applicants will retain ownership of the lot and rent the units out so they would accept responsibility of the maintenance items, similar to Parkland Crossings. P. McNemar asked if that was allowable in the ordinance. D. Martocci explained that the ordinance would allow for this type of situation as long as the lot contains at least 8,000sqft per dwelling unit which those numbers still need to be shown on the plan and reviewed by Staff. The problem proposed in this case is their access situation. P. McNemar noted that the use is going to function almost as an apartment complex but because of the zoning district requirements and limitations, access, and the roadway requirements, its being proposed as single-family units. D, Martocci agreed and noted that most of the requirements in this case come from the Zoning Ordinance which if any relief is needed from that, the applicant must go to the Zoning Hearing Board. Chairman Deprill stated that he agrees with D. Martocci and noted that the applicant first task should be to straighten out the zoning relief and requirements before coming before the Planning Commission again. The Planning Commission doesn't feel one way or another about the type of use here as long as it abides by the Ordinance. C. Walls noted that he personally likes the duplex design however is concerned about parking. A. Schantz interjected cautioning the Planning Commission should remain neutral in this situation as the applicant must present their case to the Zoning Hearing Board for the best plan and they must come up with solutions, not the Planning Commission. Further discussion between B. Newton and the Planning Commission regarding the Township Engineer's comment letter regarding the parking, stub streets,

and driveway distances. Chairman Deprill stated, once again, that once the zoning issues are settled, discuss the rest of the comments with Staff then come back to the Planning Commission to discuss further details.

No recommendations were made on the waivers or the plan itself.

#2324 Glenlivet Drive W Extension & Residential Subdivision, Preliminary/Final Land Development Plan, 8363 Main Street, 8557 Main Street, & 1260 Church Street, the project proposes the construction and development of 52 single family residential dwellings. Additionally, the development will consist of the construction of waterlines, sanitary sewer, access driveways, storm sewer, stormwater management facilities and associated roadway improvements. The proposed plan is situated within the Township's R1 – Rural Residential Zoning District.

J. Toner explained the plan noting that the applicant has requested the plan be processed as a Preliminary Plan rather than the Preliminary/Final Plan as originally submitted. On Monday night's workshop the Planning Commission discussed sidewalk placement, pedestrian connections, the ideas of one-way streets, and concerns that were brought up at past meetings from residents regarding safety.

John McRoberts, The Pidcock Company, represented the plan as the applicant's engineer. He stated that he is in receipt of Staff and Engineer review letters and does not object to anything in them and will work with Staff moving forward. He explained that the plan before them has some minor changes after a sanitary sewer service area change that were resolved earlier in the year by the Board of Supervisors. He was present during Monday night's workshop where discussions of sidewalk waivers and deferrals were discussed and as promised, he presented a map to show where those deferrals were being proposed. The map showed an area of sidewalk where the Planning Commission would like to see sidewalk installed now, roughly starting at the intersection of Moyer and Church Streets and continuing down Church Street into Fogelsville. J. McRoberts noted that he still believes that should be a deferral as the Township is still in the process of finalizing maps of the Trails & Connectivity Study and to not disturb the trees along that roadway until necessary. P. McNemar stated that a connection needs to exist there whether it be a path or a sidewalk to get residents safely into Fogelsville. T. Helmer recalled a conversation about this area at their October 2021 Meeting when this plan was first reviewed as to why this area presented issues with installation of sidewalks. J. Toner noted that the issue was brought up by an existing resident to the south and the concern of their property being flooded but added that he recalls the resident leaving the meeting satisfied with the answers given. J. McRoberts added that he recalls the same and there is a proposed stormwater basin in this area which was the cause for the resident's concern. There was discussion about bringing the sidewalk through this portion of the development however there is some steep grading associated with the stormwater basin and the bulb of the cul-de-sac. D. Martocci noted that the area would be tight for a sidewalk about there has been discussions of how to get these future residents into Fogelsville safely. Additionally, he is aware that the consultant for the Trails & Connectivity Study has looked at all proposed developments so there will most likely be a proposed connection here.

P. McNemar stated that in his opinion, where the proposed deferrals are being requested, they seem appropriate considering there is not much development happening headed north on Church Street and to the west of Main Street. Supervisor Ghai asked for clarification on the deferral locations on the map. The Planning Commission and the applicant cleared up any confusion. P. McNemar asked if PennDOT applications were started since the proposed roadway connects into PennDOT right of way; they have been submitted according to J. McRoberts.

D. Martocci added that on Monday night's workshop meeting the Planning Commission discussed parkland dedication versus fees in lieu of in reference to the Church Street Park which the applicant owns. There may be an opportunity to have this discussion now. P. McNemar explained that he is strongly in favor of smaller neighborhood parks as they build neighborhoods and thinks that this is a tremendous opportunity especially with all the future residents moving into these homes.

P. McNemar asked for clarification on the deferral request for curbing along Church Street. Since sidewalk will now be installed, he is concerned about stormwater control. J. McRoberts explained that this would be upstream of a

roadside channel that was required during the Lehigh Hills Land Development Plan. The sidewalk would run parallel to that swale eliminating the need for curbing until a transition is needed beyond the applicant's property.

P. McNemar made a motion to recommend to the Board of Supervisors approve the following waiver requests based on comments found in a letter from the Township Engineer, Dave Alban, dated July 18, 2022:

1. A Waiver from Section 22-702.2(A): to allow to applicant to have a block length greater than the maximum 1600 feet.
2. A Waiver from Section 22-704.4(D): to allow the applicant to have streets designed with a uniform roadway section of 2% from centerlines to curbs to match the already constructed portions of Glenlivet Drive West.
3. A Waiver from Section 22-705.3(I): to allow the applicant to have six (6) manholes deeper than the maximum 14 feet.
4. A Waiver from Section 22-707.4(C)(1): to allow the applicant to have dewatering times longer than 72 hours in stormwater basins.
5. A partial waiver from T.I.C.S. 801.A(1): to allow the applicant to use HDPEP piping as described in the Township Engineer's review letter.
6. A Waiver from Section 22-705.3(B)(5): to allow the applicant to have a sewer line easement on Lots 48 & 49 to be along the common property lines rather than along the street frontage.
7. A Waiver from Section 22-705.3(C): to allow the applicant to not extend the sanitary sewer lines towards north on Church Street, north along Haaf Road past Street A and west along Glenlivet Drive West.

The motion was seconded by C. Walls. The motion passed 6-0. There was no public comment on the motion.

P. McNemar made a motion to recommend to the Board of Supervisors approve the following deferral request based on comments found in a letter from the Township Engineer, Dave Alban, dated July 18, 2022:

1. A deferral from Section 22-704.9(A): to allow the applicant to not install sidewalks along the areas in **RED** until the Township deems it appropriate. **Please see the attached exhibit*
2. A partial deferral from Section 22-704.9(B): to allow the applicant not install curbing 200 feet North & South of Church Street as shown on the land development plan.

The motion was seconded by C. Walls. Supervisor Ghai asked for clarification on the sidewalk deferrals, and it was explained. The motion passed 6-0. There was no further public comment on the motion.

T. Helmer made a motion to recommend to the Board of Supervisors approved the Preliminary Subdivision & Land Development Plan, Glenlivet Drive W Extensions & Subdivision, on condition that the following items be satisfied before the Board of Supervisors review the plan:

1. The applicant shall address all questions, comments, concerns, or conditions listed in the Upper Macungie Township Planning Commission Memo from John Toner, Planning & Zoning Specialist, dated July 18, 2022.
2. The applicant shall address all questions, comments, concerns, or conditions listed in the Engineering Report from Dave Alban, P.E., Keystone Consulting Engineers, dated July 18, 2022.

The motion was seconded by M. Werst. The motion passed 6-0. There was no public comment on the motion.

V. COURTESY OF THE FLOOR

A. Mr. Kevin Tamerler wanted to discuss a potential plan that the Planning Commission may see in the future as he has a Zoning Hearing Board Application in for review with the Township. The Planning Commission obliged. Mr. Tamerler explained that they would be proposing a shell industrial building located along Crackersport Road within the LI(L) Zoning District and discussed potential access to the site, stream protections in accordance with LCCD guidelines.

D. Martocci noted that there is a Special Exception Application in the Township and still under review by the Zoning Officer. He wanted to point out that there is a maximum square footage of a warehouse/distribution use in this Zoning District of 20,000sqft which the proposal exceeds that. As he is looking at the plan this evening, the plan would not meet the zoning ordinance requirements, and typically the Zoning Officer will not accept applications that require relief from the Zoning Ordinance however that will be communicated officially by the Zoning Officer when he reviews the application. Since the proposal doesn't meet the zoning ordinance, both A. Schantz and D. Martocci advised the Planning Commission to not make any suggestions until the zoning is resolved.

B. Mr. Ben Doble, resident on Cetronia Road, asked if there were any updates on the proposed Air Products Redevelopment Plan. J. Toner explained that since the applicant has now received their Special Exception, the Township is waiting for revised plans to come back before the Planning Commission, when that will be he is not sure of. He and J. Toner also discussed the MPC Timeline presented on the Planning Commission agenda for that project and if there was any way he could know when that item will be on an agenda. J. Toner noted that he can always keep an eye on the official Township social media sites for agenda uploads as well as call into the Township and speak with him.

C. Walls made a motion to adjourn the meeting at 8:55 PM. The motion was seconded by A. Miller and passed 6-0.