



**UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

July 19, 2023

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 PM by Chairman Charles Deprill and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

MEMBERS PRESENT: Chairman; Charles Deprill, Vice Chairman; Paul McNemar (virtual participation), Chris Walls, Mike Werst

STAFF PRESENT: Asst. Township Manager/Director of Community Development; Kalman Sostarecz, Planning & Zoning Specialist; John Toner, Township Engineer; Dave Alban, Jonathon Kiechel, Keystone Consulting Engineers, Township Solicitor; Andrew Schantz, Permits Clerk; Roxann Colfer

II. ACTION ITEMS:

C. Walls made a motion to approve the May 17, 2023, meeting minutes noting the corrections that need to be made prior to posting. The motion was seconded by M. Werst. The motion passed unanimously. (4-0).

III. ADDITIONS/DELETIONS TO AGENDA

Chairman Deprill asked if there were any changes to tonight's agenda. J. Toner noted that the applicant for the ZHB Advisory Review has requested to table themselves this evening. Additionally, Docket No. 2326 will be heard first this evening so quorum can be maintained for official business to be had.

IV. MPC TIMELINE REVIEW

Chairman Deprill asked if any action was necessary of the Planning Commission regarding active MPC Timelines on applications. J. Toner noted that Docket No. 2358, Schaefer Run West, Lot II, Driveway Extension, has not given the Township a time extension yet. J. Toner is still awaiting on one. He noted that if the Township doesn't receive the extension, the application will be placed on the August Board of Supervisors Meeting with a staff recommendation of denial. If the Planning Commission wishes to make a recommendation this evening, they can.

P. McNemar made a motion to recommend to the Board of Supervisors that they deny the application based upon comments found in the latest Staff and Engineer review letters. The motion was seconded by C. Walls and passed unanimously (4-0).

V. OTHER BUSINESS

VI. PLAN REVIEW

A. Docket #2326 Carriage East, Final Subdivision Plan, 5137 Schantz Road, the plan proposes to subdivision and develop the lot into 10 buildable lots for single-family detached dwellings. Additionally, the plan proposes to extend Surrey Court to provide access for the lots as well as have the lots served by both public sewer and water. The proposed plan is located within the Township's R2 – Low Density Residential Zoning District.

J. Toner introduced the application noting that the Planning Commission reviewed this application as a Preliminary Plan and recommended to the Board of Supervisors approve the plan and the requested waivers/deferrals. The Board of Supervisors approved the plan and the waivers at their April 2023 Meeting. The applicant is now before the Planning Commission for a Final Plan recommendation.

C. Walls commended the applicant for taking the Planning Commission's comments into account regarding the stormwater basins throughout the development. The Preliminary Plan showed stormwater basins crossing property lines, where the Final Plan has the basins contained within respective lots. Marty Smith, the applicant's engineer, thanked C. Walls and noted that the applicant is working out the legal language to establish the maintenance of the ponds in an HOA type organization so all the property owners contribute for the maintenance of the ponds, not just the two that have the basin on the lots.

Supervisor Ghai asked if establishing an HOA was a requirement or was an ask of the Township. Solicitor Schantz explained that it was an ask of the Township, and the applicant has been willing to work that out with the Township. Language on those documents will be submitted for review by the Township Engineer and the Solicitor prior to being reviewed by the Board of Supervisors.

P. McNemar made a motion to recommend to the Board of Supervisors that they approve Docket No. 2339, Air Products Redevelopment of Cetronia Road Site conditional upon Staff and Engineer review letters dated May 15, 2023. The motion was seconded by C. Walls and passed unanimously (4-0).

***P. McNemar left the meeting after this vote. There no longer being a quorum, official recommendations cannot be made. ***

B. Docket #2356 Parkland Circle, Preliminary Land Development, 6045 Reppert Lane, the applicant is proposing the construction of 24 townhome units at 6045 Reppert Lane. The project is located within the Township's R5 – Medium High Density Residential Zoning District.

J. Toner introduced the application. Joe Rentko, Black Forest Engineering, represented the plan further explaining the site plan noting that the original intent was to connect into right-of-way that was dedicated to the Township with the Hopewell Farms Development that was approved in 1997. J. Rentko noted that after speaking with their legal counsel and the Township Solicitor, after 21 years of inaction from the Township utilizing or maintaining that right-of-way the public rights have been lost and the Township can no longer make that connection. J. Rentko noted that any feedback from the Planning Commission was appreciated this evening as they must clean up the plan prior to coming back for a recommendation. C. Walls asked if the parking calculations were correct, citing other issues with parking throughout the Township, specifically in the townhome developments. J. Rentko explained that he interpreted the calculations different from the Zoning Officer and that is something that will be addressed prior to coming back to the Planning Commission. A discussion of potential waivers was had regarding sidewalk that would be required along Route 222 under the ordinance.

No action was taken on this application.

VII. PUBLIC COMMENT

There was no public comment.

VIII. OTHER BUSINESS/ANNOUNCEMENTS

J. Toner announced that the Township will be holding a second Public Workshop on the SLDO/Zoning Rewrite. The workshop will be held on Tuesday, July 25, 2023, from 6pm-8pm, in the Public Meeting Room.

IX. ADJOURNMENT

C. Walls made a motion to adjourn the meeting at 7:29PM. The motion was seconded by M. Werst. The motion passed unanimously 3-0.