



UPPER MACUNGIE TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES

October 19, 2023

I. CALL TO ORDER/PLEDGE TO THE FLAG:

Meeting called to order at 7:00 p.m. 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: Charles Deprill, Chairman; Paul McNemar, Vice Chairman; Christopher Walls, Secretary; Timothy Helmer, Michael Werst, Raymond Boronyak, Members.

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager/Director of Community Development; David Alban, Township Engineer; Jonathon Kiechel and Marv Walton, Keystone Consulting Engineers; Andrew Schantz, Esq, Township Solicitor; Roxann Colfer, Permits Clerk.

II. MINUTES:

Secretary Walls made a motion to approve the September 20th, 2023 meeting minutes. Seconded by Vice-Chairman McNemar. The motion passed unanimously (6-0).

III. ADDITIONS/DELETIONS TO AGENDA

Chairman Deprill asked if there were any changes to tonight's agenda. Mr. Sostarecz noted that Docket #2357 – XPO Logistics Expansion, Preliminary/Final Subdivision & Land Development and Docket #2374 – 110 PA Route 100 Manufacturing Building, Preliminary Land Development have both requested to table themselves for this evening and will return at a future meeting.

IV. MPC TIMELINE REVIEW

Chairman Deprill asked if any action was necessary of the Planning Commission regarding active MPC Timelines on applications. Mr. Sostarecz noted that the Township has received all the necessary time extensions and no action was necessary.

V. PLAN REVIEW

A. Docket #2358 – Schaefer Run West, Lot II, Revised Final Plan, Waterbury Court – The applicant is proposing to revise the recorded Waterbury Court condo twin homes plan. The private roadway, serving eight (8) residential units within Lot II, was constructed not according to the recorded plan. The application reflects existing conditions and proposed improvements to meet the recorded plan. The project is located within the Township's R3 – Medium Low Density Residential Zoning District.

Mr. Sostarecz explained the waiver request. Attorney Kate Durso, Bill Creeger from Pulte Homes, and Bob Mroz, the applicant's engineer, represented the application. Attorney Durso explained the changes to the recorded plan noting the existing driveway. Mr. McNemar stated that the road depth should be checked to ensure compliance with Township standards. Mr. Creeger stated that that Pulte will complete an inspection to confirm and would agree to providing a note on the plan regarding the thickness of the milling/overlay cross section depth.

Vice-Chairman McNemar made a motion to recommend that the Board of Supervisors approve waiver number 1 as noted in the Township Engineer's review letter dated October 16, 2023. Seconded by Mr. Werst. The motion passed unanimously (6-0). The waiver being recommended for approval is as follows:

- **A waiver from Section 22-703.3.C.(1): to allow the applicant to provide an access that is a minimum of 12 feet in width.**

Public Comment:

Homeowner on Waterbury Court stated he would like to thank the planning commission, staff and Dave Alban.

Vice-Chairman McNemar made a motion to recommend that the Board of Supervisors approve Docket No. 2358, Schaefer Run West, Lot II, Revised Final Plan, Waterbury Court conditional upon Staff and Engineer review letters dated October 16, 2023 with the additional requirement that the roadway cross section be verified, and that a note be added to the recorded plan. Seconded by Secretary Walls. The motion passed unanimously (6-0).

- B. Docket #2048A – Mosser Road Subdivision, Revised Final Plan, 1050 Mosser Road** – The applicant is proposing to revise the recorded plan to show changes in the design of the sanitary sewer system for the 10-unit single family development. The project is located within the Township’s R-3, Medium Low Residential Zoning District.

Mr. Sostarecz explained that as the developer began site work they discovered a conflict between the sewer design and the water lines already installed in the roadway, which required a design change in the sanitary sewer system and thus the need for a Revised Final Plan.

Andy Woods of Hanover Engineering stated that the sewer system, as designed, was running flat. They found conflicts in Weilers Road and couldn’t tie in where the existing plan was. They are proposing a force main system to run across Weilers Road, it will include a bore and grinder pump. They are proposing a standard E pump. Mr. Alban confirmed with Bob Corby at PA DEP that the change in sewer system would not require a change in the already approved Sewage Planning Module. Mr. Woods commented on review item # 5 regarding a revised improvements cost estimate - they would like to keep it the amount the same even though the new system will cost less. Mr. Alban stated that they can still keep the currently posted amount, but a new cost estimate would need to be approved to confirm the pricing of the new system.

Secretary Walls made a motion to recommend that the Board of Supervisors approve Docket No. 2048A, Mosser Road Subdivision, Revised Final Plan conditional upon Staff and Engineer review letters dated October 16, 2023. Seconded by Mr. Werst. The motion passed unanimously (6-0).

VI. OTHER BUSINESS

None

VII. PUBLIC COMMENT

None

VIII. ADJOURNMENT

Vice-Chairman McNemar made a motion to adjourn the meeting at 7:16 p.m. Seconded by Mr. Helmer. The motion passed unanimously (6-0).