



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

March 20, 2024

**I. CALL TO ORDER/PLEDGE TO THE FLAG:**

Meeting called to order at 7:00 PM by Chairman Secretary Chris Walls 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 (virtual); Chris Walls, Secretary; Mike Werst and Ray Boronyak, Members. Absent – Vice-Chairman Paul McNemar and Commissioner Timothy Helmer.

STAFF PRESENT: Kalman Sostarecz, Asst. Township Manager/Director of Community Development; Meredith Keller, Township Planner; Dave Alban, Township Engineer; Jonathon Kiechel, Keystone Consulting Engineers; Andrew Schantz, Township Solicitor; Roxann Colfer, Permits Clerk.

**II. MINUTES**

Review of February 21, 2024 and February 26, 2024 meeting minutes continued to April 17, 2024 meeting, owing to lack of a quorum.

**III. ADDITIONS/DELETIONS TO AGENDA**

Mr. Sostarecz reported that there were no additions or deletions to the agenda.

**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 #2265A – Trexlertown Retail Center – 5917 Tilghman Street, Final Land Development Plan** – The applicant is proposing to demolish the existing buildings on site and construct an Auto Service Station with a convenience store, car wash, and retail spaces. The property is located within the Township’s HC – Highway Commercial Zoning District.

Victor Grande, P.E. of RETTEW, and Jim Preston, Esq. of Broughal & DeVito, represented the application. Mr. Grande stated no major changes to the plan set were made since the last Planning Commission meeting. He added that they received a PennDOT permit, though he will contact PennDOT to address a comment regarding trip generation. Mr. Grande remarked that he would also provide the HOP plan for the island to PennDOT. He then noted that other reviews have been satisfied, such as the sewage planning module and outside agency approvals. Mr. Grande commented that condition #3 in the zoning review letter to provide 30 parking spaces has been noted on the plan and that there were no proposed changes.

Mr. Walls questioned whether there were any issues with parking for the retail use and if it included employee and customer parking. Mr. Alban responded that the requirements are reflected on the plan and that it would be included as a stipulation with the recorded plan. Mr. Sostarecz stated if there is any future change in use, then a new plan would be reviewed with the recorded plan to comply with the current ordinances. Mr. Grande added that he will confirm that the required notes are on the recorded plan.

Mr. Alban stated that only minor drafting issues remain. Mr. Sostarecz commented that all waivers and deferrals were previously granted by the Board of Supervisors.

No Public Comment.

**Motion by Commissioner Ray Boronyak to recommend that Docket #2265A, Trexlertown Retail Center, 5917 Tilghman Street, Final Land Development Plan, be approved, conditioned on the comments of the staff and Township Engineer’s review letters. Seconded by Chairman C. Deprill. The motion passed unanimously (4-0).**

**VI. OTHER BUSINESS**

**VII. PUBLIC COMMENT**

There was no additional public comment.

**VIII. ADJOURNMENT**

**Commissioner Boronyak moved to adjourn the meeting at 7:15 p.m. Seconded by Commissioner Werst. The motion passed unanimously (4-0).**

