



UPPER MACUNGIE TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES

July 17, 2024

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

Meeting called to order at 7:01 PM by Vice-Chairman Paul McNemar 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); Paul McNemar, Vice-Chairman; Ray Boronyak, Timothy Helmer (virtual), and Haikeem Nelson, Members. Absent – Chris Walls, Secretary.

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

**II. MINUTES**

Commissioner Boronyak moved to approve the meeting minutes of June 19, 2024. Seconded by Commissioner Nelson. The motion passed unanimously (5-0).

**III. ADDITIONS/DELETIONS TO AGENDA**

Ms. Keller reported that there were no additions or deletions to the agenda.

**IV. MPC TIMELINE REVIEW**

Vice-Chairman McNemar asked if any action was necessary of the Planning Commission regarding active MPC timelines on applications. Mr. Sostarecz noted that all extensions have been received and no action was necessary.

**V. PLAN REVIEW**

**A. Docket #2357 – XPO Logistics Expansion – 7649 Penn Drive, Final Land Development Plan** – The plan proposes an expansion of the existing site with an additional 19,810 square foot building addition and parking lot expansion. The site is located within the Township's LI – Light Industrial Zoning District.

Erich Schock, Esq. of Fitzpatrick, Lentz and Bubba, and Anthony Caponigro, P.E. of Kimley-Horn and Associates, represented the application. Mr. Schock stated that the recommendations from the preliminary plan review and Board of Supervisors approval have been incorporated and that any remaining comments contained within the comment letters will be addressed. Mr. Alban noted that no outstanding issues remain and that the applicant should soon receive the NPDES permit. He then asked if the Planning Commission would like to discuss the arborvitae row along Star Road.

Commissioner Boronyak inquired about areas that had slats instead of arborvitae. Mr. Caponigro responded that certain areas of the property narrow between the existing fence and the right-of-way to about 2.5 feet, which does not provide enough space for planting. Other areas, he continued, that have a planting area of 3 to 4 feet can accommodate arborvitae, which are shown on the plans. He commented that where the space is deficient, slats would be introduced.

Vice-Chairman McNemar questioned whether the plantings could exist in the right-of-way. Mr. Alban responded that they could, provided they are maintained. Mr. Schock stated that an easement to allow maintenance could be obtained and additional arborvitae could be planted along the Star Road frontage.

No public comment.

**Motion by Commissioner Boronyak to recommend that Docket #2357, XPO Logistics Expansion, 7649 Penn Drive, Final Land Development Plan, be approved, conditioned on the comments of the staff and Township Engineer's review letters and on the addition of arborvitae that will encroach into the right-of-way. Seconded by Commissioner Nelson. The motion passed unanimously (5-0).**

- B. Docket #2347 – 110 PA Route 100 Warehouse, Preliminary Land Development, 110 PA Route 100** – The applicant is proposing the construction of a 150,400 square foot warehouse building and associated site improvements including parking and stormwater facilities. The project is located within the Township’s LI – Light Industrial Zoning District.

Vice-Chairman McNemar recused, owing to his involvement in a project with the developer in another municipality. He remarked that he would continue to chair the meeting but would not participate in the discussion or vote.

Dan Rowley, Esq. of Saul Ewing, Jennifer Guckin of Prologis, and David Wilson, P.E. of Colliers Engineering, represented the application. Mr. Rowley clarified that the applicant is no longer seeking a waiver to the curbing, since it will be installed along all frontages. He also noted that the township requested the extension of the concrete barrier along Industrial Boulevard, and plans were submitted to support the request. He stated that the engineer’s review letter identifies the extension as a condition of a prior plan. Mr. Rowley contended that the applicant has agreed to the extension but that it is not a condition of approval for the current plan. He then commented that the zoning review letter pertaining to the Zoning Hearing Board approval identified the limit of truck trips to a total of 90. He stated that employee parking and vehicular trips were reflected in the traffic study for a total of 276 trips. However, he continued, the 90-trip maximum imposed by the ZHB pertained only to trucks and not to all vehicles. Mr. Schantz agreed with Mr. Rowley’s interpretation, adding that the ZHB does not set a cap on car trips and only imposes a limit on truck trips. He contended that the applicant is complying with the condition.

Mr. Rowley discussed snow scrapers, adding that they would be removable and would not be permanent fixtures. Mr. Alban asked that a note be added to the plan.

Commissioner Boronyak inquired about the two large trees at the corner of Schantz Road and Route 100. Mr. Rowley stated that the plans show them as to remain, though he noted that they are in close proximity to the area of disturbance, and he could not guarantee that they would not be impacted. Mr. Wilson added that the township does not classify any trees as heritage trees, and that while there will be an effort to retain the trees, he will need to evaluate them against the clear sight triangles. He added that if the trees are in the sight triangle, they may need to be removed.

Commissioner Boronyak asked if concerns over stacking remain. Mr. Alban responded that the ZHB placed a condition on the approval that the property may have one tenant. Having a single tenant, he continued, should help limit stacking. He further clarified that any stacking must occur on the property rather than the shared common driveway.

No public comment.

**Motion by Commissioner Boronyak to recommend that Docket #2347, 110 PA Route 100 Warehouse, Preliminary Land Development Plan, be tabled. Seconded by Commissioner Nelson. The motion passed unanimously (4-0).**

**VI. PUBLIC COMMENT**

There was no additional public comment.

**VII. ADJOURNMENT**

**Commissioner Nelson moved to adjourn the meeting at 7:26 p.m. Seconded by Chairman Deprill. The motion passed unanimously (5-0).**