

UPPER MACUNGIE TOWNSHIP

Planning Commission Meeting

August 17, 2016 @ 7:00 pm

Meeting called to order at 7:00 P.M. by Chairman David Etowski.

MEMBERS PRESENT: Chairman David Etowski, Vice-Chairman Kenneth Pavkovic, Secretary Makala Ashmar, Charles Deprill, Paul McNemar, Kim Snelling, and P. Sunny Ghai.

Engineer Scott Stenroos, Engineer David Alban, Planning Director Daren Martocci, Solicitor Andrew Schantz, Planning and Zoning Secretary Ashley Godshall, along with Administrative Assistant Melissa Madden were present.

Chairman D. Etowski opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States.

A motion to approve the minutes of the July 20, 2016 meeting was made by D. Etowski and seconded by K. Pavkovic. Motion passed (vote was unanimous).

D. Martocci made an announcement that the Planning Commission (PC) meetings for the fall have been rescheduled due to Township staff and PC member training. The new dates for the fall PC meetings are as follows: September 22, October 20, and November 17, 2016.

Conditional Use Applications:

***#2219 Iron Run Industrial Park, Lot #5, Proposed Warehouse/Distribution Facility – 6975 Ambassador Drive**

***#2209 Grim's Orchard and Family Farms, 9941 Schantz Road**

*The Conditional Use Application Hearings were scheduled for September 19, 2016 at 7:00 PM.

Conditional Use Review:

#2212 Ridgeline Property Group, LLC – 7352 Industrial Blvd. (former Kraft Facility)

Blake Marles, Stevens & Lee

B. Marles presented the contents of his letter to the PC dated July 27, 2016 as a hearing supplement. After much discussion*, D. Etowski made a motion to recommend conditional use approval conditioned upon:

- the execution of a traffic study;
- a maximum of 934 truck trips (467 in, 467 out) per day, averaged over seven (7) days in one week, Sunday through Saturday.

K. Pavkovic seconded. Motion passed (vote was unanimous).

*B. Marles objected to the discussion and questions between staff & PC members regarding truck trip averages.

Site Plan Review:

#2196 Preliminary Apartment Development Plan – 67 Werley Road

Paul Bauer, Metropolitan Development Group; Ana Martins, Van Cleef Engineering Associates

P. Bauer and A. Martins presented site plan, updated after meeting with Township staff, to PC for comments and review. After some discussion, no action was taken; the Applicant will submit a land development plan for the September PC meeting.

#2216 Fed-Ex Facility, Parking Lot Improvements Site Plan – 8451 Willard Drive

Terry Foster, GRāEF; Christopher Boozan, FedEx

T. Foster and C. Boozan presented site plan for PC review and comments. After much discussion, no action was taken.

#2215 Lineage Parking Lot Expansion Site Plan – 7132 Ruppville Road

Mark Bradbury, Martin Bradbury & Griffith, Inc.

M. Bradbury presented site plan for PC review and comments. P. McNemar made motion to recommend waiver from the Township Infrastructure construction specifications for the use of 15” HDEP Pipe and to recommend site plan approval conditioned upon staff and engineering comments. K. Snelling seconded. Motion passed (vote was unanimous).

Subdivision and Land Development Review:

#2175 Lehigh Hills, Lot #5, Proposed Apartment Land Development Plan

The Applicant withdrew from the agenda.

#2218 Iron Run Industrial Park, Lot #5, Proposed Warehouse/Distribution Facility Preliminary Land Development Plan – 6975 Ambassador Drive

Kevin Markell, Barry Isett & Associates, Inc; Michael Gamzon, Griffin Industrial Realty

K. Markell and M. Gamzon presented preliminary plan. After some discussion, no action was taken.

D. Etowski made motion to adjourn. K. Pavkovic seconded. Meeting was adjourned at 8:50 PM.

Makala Ashmar
Secretary, Planning Commission