

# UPPER MACUNGIE TOWNSHIP

## Planning Commission Meeting

February 19, 2020 at 7:00pm

### CURRENT PLANNING DOCKETS:

<b>Docket</b>	<b>Project</b>	<b>90 Day Period (MPC Section 508)</b>
2286	1047 Cetronia Road Apartments	4/15/2020
1999	Weilers Road Townhouses	5/19/2020
2173	NFI Real Estate, LLC	5/19/2020
1901	Hidden Meadows, Phase 3(Sketch)	N/A
2287	Motel 6 Lot Consolidation	4/15/2020

### Call to Order:

Meeting called to order at 7:00 P.M. by Chairman Charles Deprill

MEMBERS PRESENT: Charles Deprill, Chairman; Paul McNemar, Vice-Chairman; Makala A. Ashmar, Secretary; Kim Snelling; Tim Helmer; Christopher Walls; Mike West.

Engineer Dave Alban; Daren Martocci, Solicitor Andrew Schantz

### Pledge to the Flag:

Chairman Charles Deprill opened the meeting and asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

**Minutes:** A motion to approve the minutes of the January 2020 meeting.

Motion By: Mike West          Second By: Kim Snelling          Result: Pass (unanimous)

### Plan Review:

#### **#2286 – 1047 Cetronia Road Apartments, Preliminary/ Final Land Development Plan**

Engineer Present: Bud Newton P.E. from Newton Engineering.

After some discussion, no action was taken as it was decided to have the engineer to re submit for the March PC Meeting including storm water calculations and reports for recommendation.

#### **#1999 – Weilers Road Townhouse Development, Preliminary/Final Lot Consolidation Plan**

Engineer Present: Bud Newton P.E. from Newton Engineering.

After some discussion, no action was taken as it was decided to have the engineer to re submit for the March PC Meeting with revised plans due to clarification to the existing lots.

**#2173 – NFI Real Estate, LLC, Lehigh Valley West Industrial Park, Lots 5, 7-11, Final Land Development Plan**

Engineer Present: John McRoberts P.E. from Pidcock Company; Erich Schock from Fitzpatrick, Lentz, & Bubba; Michael Landsburg from NFI.

After Much discussion, a motion was made to recommend conditional Final Lot Consolidation and conditional Final Land Development conditioned upon staff and engineering comments.

Jim Caffery appeared before the Planning Commission and brought up concerns about lighting, setbacks, landscaping, parking restrictions, access to the walking path, trip and truck traffic, color of the building, and type of trees to be planted.

Motion By: Paul McNemar Second By: Christopher Walls Result: Pass (unanimous)

**#1901 – Hidden Meadows, Phase 3, Townhouse Land Development Sketch Plan**

Applicant did not show.

After some discussion, about concerns of existing pond location, wetland requirements, street layout, discussion on waivers, and riparian buffer requirements, no action was taken.

**#2287 – Motel 6 Lot Consolidation, Preliminary/Final Subdivision Plan**

Engineer Present: Amit Mukherjee P.E. Base Engineering

A motion was made to recommend conditional Preliminary/Final approval conditioned upon staff and engineering comments.

Motion By: Paul McNemar Second By: Mike West Result: Pass (unanimous)

**2019 Community Development Report**

A motion to forward the 2019 Community Development Report to the Board of Supervisors.

Motion By: Makala Ashmar Second By: Kim Snelling Result: Pass (unanimous)

**Adjournment:** Motion to adjourn at 8:05 P.M.

Motion By: Paul McNemar Second By: Kim Snelling Result: Pass (unanimous)

Makala Ashmar, Secretary