

STATEMENT REGARDING THE REDEVELOPMENT OF THE AIR PRODUCTS & CHEMICALS SITE

THIS STATEMENT IS PROVIDED AS A COURTESY AND SERVES AS A BROAD OVERVIEW. THE FOLLOWING DOES NOT REPRESENT LEGAL GUIDANCE OR ADVICE. ANY INDIVIDUALS INTERESTED IN THIS MATTER ARE URGED TO FOLLOW THE TOWNSHIP'S OFFICIAL WEBSITE AND OFFICIAL SOCIAL MEDIA SITES. RELIANCE ON OTHER OUTLETS IS DONE AT YOUR OWN RISK.

At the July 13, 2022, UMT Zoning Hearing Board meeting the Board granted approval to Air Products and Chemicals' application for a Special Exemption for a warehouse use at their old campus site. This decision was made after two meetings (June 8th and 21st) with over six hours of testimony. The Board's granting of the Special Exception includes conditions by which Air Products, or any future owner/developer must comply. These conditions can be found on the Upper Macungie Township website; <https://www.uppermac.org/news/air-products-former-headquarters-redevelopment/>. The Zoning Hearing Board will be issuing a written decision which will incorporate these conditions within the timeframe required by law. The Zoning Hearing Board is an independent, quasi-judicial body and, as such, its decisions are that of the Zoning Hearing Board and not of the Township.

The next step in the process is for a revised land development plan to be submitted to the UMT Planning Commission by the owner of the property. The Planning Commission's review gives the Township's consultants and staff the opportunity to review the plan for compliance to Township Zoning and Subdivision and Land Development ordinances. At this point in time no application for review has been submitted to the Planning Commission. Planning Commission meetings are on the third Wednesday of the month at 7:00 pm and all agendas are posted on the Township's website prior to the meeting. The Planning Commission meetings are open to the public and the public is encouraged to attend and provide comment.

After the plan is reviewed by the Planning Commission, the Commission will provide comments to the Township's elected Board of Supervisors. The Township Board of Supervisors will then review the Plans taking into consideration comments from the Township Planning Commission, the Lehigh Valley Planning Commission as well as reviews and comments from Township Staff and consultants. The Board of Supervisors, after its review of the Plans and the above-referenced comment letters, will ultimately take action on the plans based upon the plans' compliance with Township ordinances. The Supervisors meet the first Thursday of the month at 7:00 pm and all agendas are posted on the township's website prior to the meeting. The Board of Supervisors meetings are open to the public and the public is encouraged to attend and provide comment.