BOROUGH OF ALBURTIS

PLANNING COMMISSION

Meeting Minutes of July 21, 2026

The Alburtis Planning Commission was called to order by Robyn Petrie on July 21st, 2026, at 7:00 p.m. The meeting was held at Alburtis Borough Hall and also via a Zoom link. The meeting was open to the public, where participants could attend in person or by using an assigned link and access code.

Members in attendance:

Steve Mehl, Robyn Petrie, Ray Ricketts, Michael Wambaugh, Stephen Nemeth

Associates of Alburtis in attendance:

David Knerr, Borough Solicitor, Jeff Ott, Borough Engineer

Visitors in attendance:

Mike Gerhart, Mehmet Birtek, John McRoberts

Approval of Meeting Minutes – July 21, 2026

No comment. Steve Mehl made a motion to approve the Minutes of July 15, 2026; Mike Wambaugh 2nd and a unanimous vote followed.

Public Comment

No public comment

Jaindl Subdivision- 380 Church Street, 381 Church Street & 386 Scenic View Dr. Preliminary/ Final Land Development Plan.

Plans for development for a 10-home subdivision located at 380 Church Street, 381 Church Street & 386 Scenic Dr were reviewed.

The meeting centered on the Lock Ridge Lots 85 and 86 subdivision, with the applicant saying most engineering design issues from the July 15, 2026 review letter were addressed, while remaining items included drafting cleanups, sewage planning, emergency/public works review, Lower Macungie Township input, and whether the plan should proceed as preliminary/final or wait.

Major discussion points included Church Street curb and sidewalk requirements, street lighting, right-of-way and turnaround design, open-space dedication versus fee-in-lieu, stormwater BMP dedication, and whether the Borough should accept land or require maintenance contributions instead.

Stormwater was the biggest unresolved concern: the applicant described onsite infiltration areas and overflow/conveyance plans

Robyn questioned the lighting in the area, asking if some street lighting could be added to the location. Jeff suggested that John McRoberts and Steve Nemeth discuss potential locations for adding light poles to the plans that would make sense for the borough.

Due to the stormwater conveyance outstanding items, and no commentary at the time from Lower Macungie Township, Mike Wambaugh made a motion to table until there is an update from Lower Macungie; the motion was seconded by Steve Mehl. The motion passed unanimously.

A motion to adjourn was made at 8:10 PM by Mike Wambaugh, 2nd by Steve Mehl, and a unanimous vote followed.

Meeting minutes were prepared and submitted by:

Stephen Nemeth, Secretary, Planning Commission.

APPROVED