

# THE MORNING CALL

LOCAL NEWS

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## Lehigh Valley Town Center 'in best interests' of Lower Macungie, commissioners say



GROUND VIEW - View of the Main Boulevard



GROUND VIEW - View of the Main Boulevard



Jandi | Cedarbrook Road Design Presentation | Lehigh Valley, PA | May, 2023

NELSON 10



NELSON

GROUND VIEW - View of the Plaza







**Jaindi** | Cedarbrook Road Design Presentation | Lehigh Valley, PA | May, 2023  
**GROUND VIEW** - View of the Plaza

**NELSON** 6



**Jaindi** | Cedarbrook Road Design Presentation | Lehigh Valley, PA | May, 2023  
**BIRDSEYE VIEW** - View looking North

**NELSON** 7





**BIRDSEYE VIEW** - View looking North



**Jaindl** | Cedarbrook Road Design Presentation | Lehigh Valley, PA | May, 2023  
**AERIAL VIEW** - View of Main Boulevard

**NELSON** 6



**Jaindl** | Cedarbrook Road Design Presentation | Lehigh Valley, PA | May, 2023

**NELSON** 8





By **GRAYSEN GOLTER** | ggolter@mcall.com | The Morning Call  
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Despite concerns about traffic and the impact of the massive Lehigh Valley Town Center, Lower Macungie Township commissioners ultimately felt the mixed-used development would be an economic benefit.

Those and other reasons were outlined in the [written decision approving the project](#), which was accepted by township commissioners Thursday night. Commissioners [voted earlier this month](#) to grant conditional approval.

“The Project is in the best interest of the Township, the convenience of the community, and the public welfare,” the decision said, adding it “will not have an adverse impact on the health, safety, and welfare of the neighborhood and/or the community if properly developed, constructed and operated consistent with the testimony and exhibits provided by the Applicant.”

[The project](#) is a Jaindl Land Co. development proposed for land bordered by Schantz Road, Interstate 78 and Route 222. The parcel is made up of open agricultural land and property formerly owned by Eastern Industries.

It would be one of the biggest developments since Hamilton Crossings, a short distance away off the Route 222 Bypass, opened in 2016. It would include a Topgolf entertainment location, a 12,500-square-foot grocery store, as well as other retail, entertainment space and residential units.

The written decision, titled “Findings of Fact, Conclusions of Law and Decisions,” lists the reasons officials approved the project, including:



The Lehigh Valley Town Center will bring economic benefits for Lower Macungie and housing opportunities for residents.

It complies with the zoning code and is consistent with the Southwest Lehigh Comprehensive Plan.

The site plan “demonstrates integrated pedestrian access to the remainder of the Mixed-Use Development and is in conformity with the Lower Macungie Township Design Guidelines.”

The developer will put utilities underground.

The proposed hours for Topgolf will be 9 a.m. to 2 a.m. on Friday and Saturday and 9 a.m. to midnight on Sunday through Thursday.

Lower Macungie Director of Planning and Community Development Nathan Jones will periodically meet with neighboring townships to receive feedback.

No buildings are proposed to be closer than 25 feet to each other.

The approval itself came with over 50 conditions, including establishing Topgolf’s operational hours, making Topgolf avoid “unacceptable glare or direct lighting” on nearby roads and residential areas, making the applicant acquire land development approval, and allowing the township to review and approve the hours of operation for any other businesses.

Among other conditions:

Topgolf will require a 25-foot buffer separating it from abutting cemeteries on Cedarbrook Road. Roof dining, terraces, bars, public or similar private access space shall be included on the roof of at least one building and encouraged for other rooftops at the site.

Internal streetscaping should include enough sidewalk width for outdoor dining and gathering, and all dining establishments should have outdoor dining spaces or windows to allow open-air dining.

The proposed parking deck must be shielded from view using architectural, landscaping, artwork or other means.

Outdoor lighting should be “dark sky compliant,” meaning they are designed to reduce light pollution.

If the apartments will be pet-friendly facilities, a fenced dog park/ dog run shall be included.

Final approval and commencement of construction of the mixed-use portion of the project/development shall take place within five years of the date of final land development approval.

The developer must take steps to restore Cedar Creek headwaters and creek.

Private security must be provided for residents and businesses.

Developer Luke Jaindl said earlier this month that with the township and developers on the same page about the project, they’ll begin the six-month land development approval process with the expectation that it’s “procedural” and the township would readily approve everything brought to the table.

Todd Waldo, director of real estate development for Topgolf, previously said the two-story venue would create 300 jobs, bring in tax revenue and host features such as a restaurant, bar and an outdoor dining area.

While Jaindl previously wanted to hold off on declaring when Topgolf would break ground as part of the first phase of construction, he did say the plan is to make the Topgolf ready for public use in early 2025.

<https://www.mcall.com/2023/08/18/lehigh-valley-town-center-in-best-interests-of-lower-macungie-commissioners-say/>