

**LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS MEETING MINUTES**

The Board of Commissioners met on January 20, 2022 for a regular meeting. The meeting was held both via Zoom.com, an online audio/video meeting, and at the Township Building, 3400 Brookside Road, Macungie, PA 18062.

1. CALL MEETING TO ORDER

President Higgins called the meeting to order at 7:01 p.m.

2. PLEDGE TO THE FLAG

3. ROLL CALL

Brian P. Higgins, President	Present
Richard V. Ward, Vice President	Present
Ron R. Beitler, Commissioner	Absent
Maury G. Robert, Commissioner	Present
Brian L. Shoemaker, Commissioner	Present
Bruce Beitel, Township Manager	Present
David Brooman, Township Solicitor	Present
Renea Flexer, Asst. Manager/Secretary	Present
Nathan Jones, Director of Planning	Present
Bryan McAdam, Township Engineer	Present

4. AGENDA MODIFICATIONS (At Discretion of Board President) – None

5. ANNOUNCEMENTS & PRESENTATIONS

5.1. An Executive Session was held prior to this meeting to discuss litigation and land acquisition.

6. HEARINGS & APPROVALS

The regular meeting adjourned at 7:02 p.m. for the following Hearing.

6.1. Conditional Use Hearing for DADD Pizza (Project #12499) – Solicitor Brooman explained the conditional use procedure. The hearing was transcribed by a stenographer. The applicant proposes a craft brewery at the property located at 1091 Mill Creek Road, Suite 119, located in the C-Commercial District. Testimony was presented and affirmed by the applicant. Both the township and applicant submitted exhibits. The hearing was continued until February 3, 2022 due the delayed mailing of public notices.

The next hearing began at 7:18 p.m.

6.2. Conditional Use Hearing for NH-Macungie (DE 21-024) – Solicitor Brooman explained the conditional use procedure. The hearing was transcribed by a stenographer. The applicant proposes a neighborhood hospital and medical office building at the property located at 3369 Rt. 100, located in the C-Commercial Zoning District. Testimony was presented and affirmed by the applicant. Both the township and applicant submitted exhibits. Kara Bellis, 6338 Larch Circle, expressed concern for privacy and asked if the windows facing private homes could be treated with two-way fogging. It was noted that the Planning Commission is recommending two-way fogging. She also expressed concern for lighting. Dan Tigges, 6335 Larch Circle, noted that previously an ongoing issue was people walking through the tree line into their backyards, which is why a fence was installed. Jeffrey Hartman, 212 West Main Street, wanted to know about the

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proposed operation of the buildings. The applicant noted that the hospital will be for minor medial issues and that local EMS will know not to take trauma patients there. The other building will be for general doctor visits.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the conditional use application of NH-Macungie, PA-1-UT, LLC, to authorize a neighborhood hospital and medical office building at the property located at 3369 PA-100, Macungie, PA with the conditions to be outlined in the written decision. There were 4 ayes. Motion carried.

President Higgins reconvened the regular meeting at 8:09 p.m.

6.3. Consideration of Sanctuary at Haafsville 2022 Animal Control Contract – This is the annual service contract for stray cats and dogs running at large and the cost is per animal.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the 2022 Animal Control Contract with the Sanctuary at Haafsville. There were 4 ayes. Motion carried.

7. PUBLIC COMMENT ON NON-AGENDA TOPICS – None

8. COMMUNICATIONS

8.1. Travis Kocher, 2177 Woodridge Drive – Statement of Interest for the Public Safety Committee.

8.2. Frank D’Amore, 7301 Heather Road – Statement of Interest for the Zoning Hearing Board.

9. APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS – None

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the December 2, 2021 minutes as drafted. There were 4 ayes. Motion carried.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the December 16, 2021 minutes as drafted. There were 4 ayes. Motion carried.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the January 3, 2022 minutes as drafted. There were 4 ayes. Motion carried.

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Mr. Beitel reviewed the January 20, 2022 Bill List.

01	General Fund	\$240,994.59	37	Developers Impact	
08	Sewer Fund	\$668,070.11	01	Payroll	\$150,418.94
30	Capital Projects Fund	\$238,064.02	36	Developers Escrow	\$121,298.13
35	Liquid Fuels			Total Funds	\$1,418,845.79

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the January 20, 2022 Bill List as drafted. There were 4 ayes. Motion carried.

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12. DEPARTMENTAL MATTERS

12.1. Engineering

12.1.1. Engineer's Project Status Report: 1) The sanitary sewer CIPP slip lining project was completed slightly under budget. 2) Mr. McAdam is working with staff on some upcoming projects to be out to bid shortly. 3) A few storm sewer projects will be presented at the January 24th Workshop.

12.2. Planning

12.2.1. Resolution 2022-04 – A RESOLUTION REDUCING FINANCIAL SECURITY FOR THE MOUNTAIN VIEW ESTATES SUBDIVISION AND LAND DEVELOPMENT

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve Resolution 2022-04. There were 4 ayes. Motion carried.

12.2.2. Planner's Report – None

12.3. Solicitor

12.3.1. Resolution 2022-05 – RESOLUTION AUTHORIZING THE CONDEMNATION AND ACQUISITION OF CERTAIN LAND WITHIN THE TOWNSHIP OF LOWER MACUNGIE, LEHIGH COUNTY FOR THE PURPOSE OF ESTABLISHING PUBLIC PARK LAND AND PRESERVING OPEN SPACE AS SHOWN ON THE OFFICIAL MAP OF LOWER MACUNGIE TOWNSHIP

The condemned properties will be used for parks and greenway/open space. The properties are: 2525, 2700, 2740 Lower Macungie Road and 2250 & 2300 Riverbend Road.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve Resolution 2022-05. There were 4 ayes. Motion carried.

12.3.2. Solicitor's Report: 1) Solicitor Brooman noted that Commissioners can vote to approve minutes even if they were absent at the meeting.

12.4. Township Manager

12.4.1. Resolution 2022-06 – A RESOLUTION OF THE TOWNSHIP OF LOWER MACUNGIE, LEHIGH COUNTY, PENNSYLVANIA, AUTHORIZING THE ESTABLISHMENT OF BANK ACCOUNTS AT FIRST KEYSTONE COMMUNITY BANK TO HOLD AND MANAGE FUNDS ASSOCIATED WITH THE OPEN LAND EARNED INCOME TAX AND THE GENERAL OBLIGATION NOTE, SERIES OF 2022

With the creation of the fund at First Keystone Bank for the 2022 Bank Note for open space, this Resolution designates signatories for the accounts.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve Resolution 2022-06. There were 4 ayes. Motion carried.

12.4.2. Manager's Report: 1) Mr. Beitel requested an Executive Session for labor and personnel after this meeting.

13. COMMITTEE REPORTS

13.1. The next Board of Commissioner's Workshop is January 24th at 6 p.m.

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14. OTHER BUSINESS

14.1. Old Business

- 14.1.1. Crossing Guard Agreement with EPSD (Notified of No Cost Sharing)
- 14.1.2. Chapter 18 Sewers Amendment (To Be Drafted)
- 14.1.3. Chapter 23 Stormwater Amendment (To Be Drafted)
- 14.1.4. Chapter 27 Zoning Amendment, Lookback (To Be Drafted)
- 14.1.5. Public Works Collective Bargaining Agreement (Being Negotiated)
- 14.1.6. Krocks Road ROW Deed of Dedication (To Be Drafted)
- 14.1.7. Approving a Permanent Easement with Lutron for the Compost Facility Access Road and Compensation Agreement (Being Drafted)
- 14.1.8. Zoning Hearing Board Alternate Position (Interview at January Workshop and Possibly February Workshop)
- 14.1.9. Trexlertown Special 537 Study (Planning Commission to Review in February)
- 14.1.10. Resolution Approving Tax Collector Bond (Awaiting Bond from County)
- 14.1.11. Security Release for Stone Hill Meadows for Recreation Fees (February)

14.2. New Business – None

15. BOARD OF COMMISSIONERS REPORT – None

16. PUBLIC COMMENT – None

17. EXECUTIVE SESSION

- 17.1. An Executive Session will be held immediately following this meeting to discuss labor and personnel.

18. ADJOURNMENT

President Higgins adjourned the meeting at 8:21 p.m.

Bruce Beitel
Township Manager

Renea Flexer
Asst. Township Manager/Secretary
January 26, 2022