

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

The Board of Commissioners met on May 5, 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 7:00 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 | Present |
| 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 at 6:45 p.m. to discuss potential land acquisition.
- 5.2. The Board of Commissioners presented a Proclamation to John Bergstresser to congratulate him on his retirement from the Lower Macungie Fire Department and in appreciation for his 24 years of service.

6. HEARINGS & APPROVALS

- 6.1. Resolution 2022-31 – A RESOLUTION GRANTING CONDITIONAL PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO CIOCCA PROPERTIES, L.P. FOR AN EXPANSION OF THE PARKING AREA FOR THE AUTOMOTIVE DEALERSHIP LOCATED 4611 HAMILTON BOULEVARD, ALLENTOWN, PENNSYLVANIA

Ciocca Subaru proposes to expand their parking area, which will include underground stormwater. It will improve pedestrian connectivity and will comply with dark sky lighting; they will also explore changing the existing lighting to dark sky.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve Resolution 2022-31. There were 5 ayes. Motion approved.

7. PUBLIC COMMENT ON NON-AGENDA TOPICS

- 7.1. David Bonnette, Member of the EAC, spoke in favor of LMT joining the state’s local climate action plan program. He noted that DEP has a free one-year program, which would include an intern, to come up with a plan then to work on its findings. They would need 1-2 employees to analyze data. Mr. Bonnette would like LMT to take the lead as a fast growing community. The program would start in July and end in August.

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8. COMMUNICATIONS

- 8.1. Michael Hock, Wildlands Conservancy – Notification of PA DCNR grant application to potentially replace a vehicular bridge.
- 8.2. Jim Schwartz, AARP Tax Preparation – Letter of thanks for letting them use our facilities to prepare taxes for over 200 seniors.

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

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve the April 21, 2022 minutes as drafted. There were 5 ayes. Motion carried.

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Mr. Beitel reviewed the May 5, 2022 Bill List.

| | | | | | |
|----|-----------------------|--------------|----|--------------------|---------------------|
| 01 | General Fund | \$190,838.82 | 33 | Open Space Fund | \$130.00 |
| 08 | Sewer Fund | \$506,310.38 | 35 | Liquid Fuels | |
| 19 | Debt Service Fund | | 37 | Developers Impact | |
| 30 | Capital Projects Fund | \$26,192.50 | 01 | Payroll | \$171,228.46 |
| 32 | Federal Grants Fund | | 36 | Developers Escrow | \$66,700.91 |
| | | | | Total Funds | \$961,401.07 |

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the May 5, 2022 Bill List as drafted. There were 5 ayes. Motion carried.

12. DEPARTMENTAL MATTERS

12.1. **Engineering**

12.1.1. Engineer’s Report: 1) There will be several preconstruction project meetings scheduled and they will be announced at the next meeting.

12.2. **Planning**

12.2.1. Review of Modified Plan for Spring Creek Properties Lot 16 – This is an administrative review for a simple adjustment to add another driveway off Congdon Hill Road. This will improve the safety for trucks to use the loop road rather than going through the parking lot. They’re enlarging the basin for the additional impervious surface. This will be at the next meeting for approval.

12.2.2. Resolution 2022-32 – 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 2022-32. There were 5 ayes. Motion carried.

12.2.3. Planner’s Report: 1) The next Planning Commission meeting is May 10th.

12.3. **Solicitor**

12.3.1. Solicitor’s Report: 1) At the Board’s request the Solicitor and staff attended the April 26th Zoning Hearing Board meeting to oppose a requested variance for a three-lot subdivision in the 100 and 500 year floodplain. The applicant testified that they were looking to subdivide and not build until more studies could be done, but their variance request was denied.

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12.4. Township Manager

- 12.4.1. Financial Report on Cash and Investments – An updated list was provided to the Board for informational purposes.
- 12.4.2. Consideration to Approve the Park Memorial Application of Phyllis Whitney to Place a Plaque on an Existing Bench in Memory of Warren Whitney.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the Park Memorial Request of Phyllis Whitney in memory of Warren Whitney. There were 5 ayes. Motion carried.

- 12.4.3. Manager’s Report: 1) Thanks were given to staff for all their work with the Community Day event.

13. COMMITTEE REPORTS

- 13.1. The next Board of Commissioner’s Workshop is May 23rd at 6 p.m.

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. Approving a Permanent Easement with Lutron for the Compost Facility Access Road and Compensation Agreement (Being Drafted)
- 14.1.6. Resolution Approving Tax Collector Bond (Awaiting Order from County)
- 14.1.7. Update Lower Macungie Emergency Operation Plan (Being Drafted)
- 14.1.8. Trexlertown Special 537 Study (Consideration June 16th)
- 14.1.9. Resolution Approving an Agreement with Norfolk Southern for the Stormwater Facility at the Sauerkraut Lane Extension at Grade Railroad Crossing (Consideration May 19th) – The Solicitor’s office is reviewing. This will allow for passage of Township stormwater facilities under the new railroad crossing. There will possibly be action at next meeting.

14.2. New Business

Motion by Commissioner Higgins, seconded by Commissioner Robert, to amend the agenda to add an item to consider naming a baseball field. There were 5 ayes. Motion carried.

- 14.2.1. ADDED – Naming of the Church Lane Baseball Field

Motion by Commissioner Higgins, seconded by Commissioner Robert, to rename the large baseball field at Church Lane Park, also known as the High School baseball field, in memory of Joseph G. Mastroianni.

Commissioner Higgins noted that Mr. Mastroianni was very passionate of the use and maintenance of this field. He passed unexpectedly last year and Commissioner Higgins feels this would be a fitting honor. The family appreciates the recommendation.

There were 5 ayes. Motion carried.

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15. BOARD OF COMMISSIONERS REPORT – None

16. PUBLIC COMMENT

16.1. Julie McDonell, 5744 Fresh Meadow Drive, commended Recreation Director, Denise Foulke, and her team for the great planning of Community Day and recruiting so many others to help. She said Denise is a special person and we're lucky to have her. Due to the pandemic, Community Day was not held the last two years. Commissioner Higgins noted that it was previously discussed to turn the event into a community carnival.

17. EXECUTIVE SESSION – No additional Executive Session.

18. ADJOURNMENT

President Higgins adjourned the meeting at 7:35 p.m.

Bruce Beitel
Township Manager

Renea Flexer
Asst. Township Manager/Secretary
May 12, 2022