

BOARD OF SUPERVISORS

The monthly meeting of the Board of Supervisors of Upper Macungie Township was held on June 1, 2017, 7:00 PM, in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Those present were Chairman, James M. Brunell; Vice-Chairman, John P. "Sean" Gill; Supervisor, Kathy A. Rader; Township Manager, Daniel P. Olpere; Sewer & Refuse Director/Assistant Township Manager, Robert Ibach; Township Engineer, J. Scott Stenroos; Director of Community Development, Daren Martocci; Solicitor, Andrew V. Schantz, Esq.; Township Secretary, Ashley Godshall; Bureau of Fire Director, Grant Grim; Public Works Director, Scott Faust; Finance Director, Bruce Koller; and Deputy Chief of Police, Joseph Wilson.

Chairman James M. Brunell opened the meeting and asked all present to join him in the Pledge of Allegiance to the flag of the United States of America.

MINUTES - Chairman Brunell stated the minutes of the previous meeting of May 4, 2017 would not be read unless there was some objection. **Upon a motion by Chairman Brunell, seconded by VC Gill and unanimous, it was agreed to waive the reading of the minutes of the previous meeting and approve the minutes as presented.**

PRESENTATIONS – None.

DISCUSSIONS & UPDATES

6616 Ruppville Road – GameChangerWorldPA Zoning Appeal – GameChangerWorldPA is appealing the decision of the Zoning Officer/Planning and Zoning Director regarding the compliance of its new venue. At the request of Director Martocci, **Chairman Brunell made a motion, seconded by Supervisor Rader and unanimous, to authorize Attorney Schantz to represent the Township at a Zoning Hearing Board Appeal on June 28th, 2017.**

Public Comment

John D'Esposito (management for Game Changer World) – is looking to provide the community with quality family entertainment.

Proposed Oldt Road Jandl Project Discussion – Elizabeth Collins, a resident of Valley West Estates, represented several residents in her community who had attended a previous meeting with David Jandl regarding a project Mr. Jandl proposed at Oldt Road. She expressed many concerns, including safety issues and truck traffic, and offered four alternative options to what Mr. Jandl is proposing. According to Ms. Collins, the final option discussed was the consensus of the residents: they are requesting the Township reconsider the possibility of a land swap.

Public Comment:

Several residents were against the idea of the land swap and expressed concern regarding the following issues if the land swap were to be pursued:

- safety issues;
- a decision had already been made by the BOS and should not be reconsidered;
- truck traffic;
- the need for the best road infrastructure to handle the warehouses;
- taxpayer money should not be concentrated on changes to just one community within the Township;
- the tax money that is spent each time the land swap is pursued;



- the land swap would start a precedent for this type of action
- not enough park land

Steve Bridges (8745 Grady Dr) – believes the warehouses would have the least impact on traffic if the land swap were to go through.

Jamie Ferlino (8729 Grady Dr) – many people believe their realtors misrepresented the use of the undeveloped land when they purchased their land.

George Arnold (8427 Scenic View Dr) – would like the Township to draft a noise ordinance specifically for their area, especially in regard to the Shop Rite property.

David Lauer (8506 Valley West Dr) – would like the Board to consider whether the growth of the Township is sustainable moving forward while still maintaining safety and wellbeing of the residents.

John Landis (172 Arrowhead Ln) – asked Attorney Schantz to look into a petition that UMT has its “fair share of warehouses” and could possibly limit them.

Eric Kravitz (8490 Valley West Dr) – wants the previously proposed apartment complex plan reconsidered.

Jeffrey Strong (8343 Scenic View Dr) – would like to know what the timeframe is for a decision on the land swap and what can be done to change the situation at this point.

David Jaindl (Jaindl Land Company) – stated that NFI is an equitable owner at this time and would like to know if the Township plans to revisit the land swap.

Jodi Sammarco (9001 Grady Dr) – stated several residents have consulted an attorney and they will go to litigation with the Township if the land swap were to proceed.

Edgardo Colón (Valley West Estates) – is happy for the civic engagement of the conversations tonight but upset about the lawsuit threat.

Jennifer Sicinski (8462 Scenic View Dr) – thinks the Parkland School District School Board should be involved in the land swap discussions.

After much discussion, **Chairman Brunell made a motion, seconded by VC Gill and unanimous, to revisit the possibility of the land swap. Chairman Brunell made a second motion, seconded by VC Gill and unanimous, authorizing Keystone Consulting Engineers (KCE) to: open discussions with Jaindl Land Co and NFI regarding the feasibility of the land swap within one week from today; review and update the traffic models; update Parkland School District of the Township’s intentions; and have the land swap be considered and voted upon at the next Board of Supervisor’s meeting.**

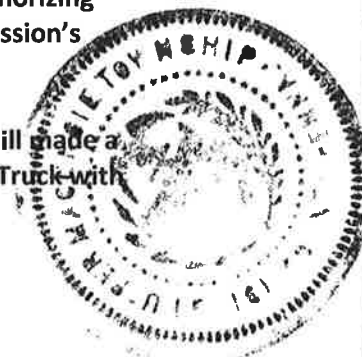
RESOLUTIONS

Resolution #2017-13 – Amendment to UMT Early Retirement Benefits Policy – A RESOLUTION AMENDING THE UPPER MACUNGIE TOWNSHIP EMPLOYEE POLICY MANUAL AND THE TOWNSHIP’S EARLY RETIRE POLICY. At the request of Assistant Township Manager Ibach, Chairman Brunell, seconded by VC Gill and unanimous, BE IT RESOLVED, Resolution #2017-13 is hereby approved.

MOTIONS

Fire Police Request – “Night in the Country” – August 19th (August 20th Rain Date) – At the request of Director Grim, Supervisor Rader made a motion, seconded by VC Gill and unanimous, authorizing Upper Macungie Township Fire Police to assist with the Northwestern Recreation Commission’s “Night in the Country” event on August 19th with a rain date of August 20th.

Public Works (PW) Truck to Weisenberg Township – At the request of Director Faust, VC Gill made a motion, seconded by Supervisor Rader and unanimous, to sell the PW 2009 f-350 Pickup Truck with Plow to Weisenberg Township in the amount of \$15,700.00.



Bid Award – Pipe Lining – At the recommendation of Director Ibach, **Chairman Brunell made a motion, seconded by VC Gill and unanimous, to award the Cured-In Place Pipe Lining Sanitary Sewer System Rehabilitation Project bid to Insituform Technologies, LLC in the amount of \$250,533.67.**

Proposal: Trexlertown Farmers’ Market (TFM) at Grange Park – Dax Funderbunk, founder and president of TFM, presented his request to host TFM at Grange Road Park. Director Martocci stated retail sales are not currently permitted in Grange Park’s zoning district so Mr. Funderbunk would need to make a formal application for the use and eventually appear before the Zoning Hearing Board. After much discussion, **Chairman Brunell made a motion, seconded by Supervisor Rader and unanimous, to table the discussion and to authorize Keystone Consulting Engineers (KCE) and staff to further review the proposal.**

Pursue No Parking Ordinance for Laurel Field and Hidden Meadows – At the recommendation of Engineer Stenroos, **Chairman Brunell made a motion, seconded by Supervisor Rader and unanimous, to authorize KCE to pursue a parking restriction evaluation (for one side of the street only) for the roadways within the Laurel Field and Hidden Meadows developments. Chairman Brunell made a second motion, seconded by VC Gill and unanimous, to authorize staff to research the parking restrictions in other townhouse communities in the Township and review for consistency.**

Pursue Barking Dog Ordinance – After some discussion, no action was taken.

PennDot Lease Agreement – Attorney Schantz presented a lease agreement proposal from PennDot with regard to the Werley Road Culvert and, after some discussion, **Chairman Brunell made a motion, seconded by VC Gill and unanimous, to have Attorney Schantz get definitive numbers from PennDot and pursue requesting the developers to pay for the lease amount.**

ORDINANCES

2017-04 Zoning Ordinance Amendment – Conditional Use Process, Warehouse or Wholesale Sales, Off-Street Parking and Loading – AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MACUNGIE, LEHIGH COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 (ZONING) OF THE CODE OF THE TOWNSHIP OF UPPER MACUNGIE, KNOWN AS THE UPPER MACUNGIE TOWNSHIP ZONING ORDINANCE AND THE SECTIONS OF CHAPTER 27 AS HEREINAFTER SET FORTH. SPECIFICALLY, THIS ORDINANCE AMENDS;

- SECTION §27-118. CONDITIONAL USE PROCESS**
- SECTION §27-202. TERMS DEFINED**
- SECTION §27-306 TABLE OF PERMITTED USES BY DISTRICT**
- SECTION §27-402.000. WAREHOUSE OR WHOLESALE SALES**
- SECTION §27-601. REQUIRED NUMBER OF OFF-STREET PARKING**
- SECTION §27-605. OFF-STREET LOADING**

ALL OF WHICH ARE FULLY SET FORTH IN THE BODY OF THIS ORDINANCE AND ALL OF WHICH ARE IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, P.L. 805, NO. 247, AS REENACTED AND AMENDED, 53 P.S. §10609. At the recommendation of Attorney Schantz, **Supervisor Rader made a motion, seconded by VC Gill and unanimous, to adopt Ordinance #2017-04.**

2017-05 Zoning Ordinance Amendment – Property Rehabilitation Development – AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MACUNGIE, LEHIGH COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 (ZONING) OF THE CODE OF THE TOWNSHIP OF UPPER MACUNGIE, KNOWN AS THE UPPER MACUNGIE TOWNSHIP ZONING ORDINANCE AND THE SECTIONS OF CHAPTER 27 AS HEREINAFTER SET FORTH. SPECIFICALLY, THIS ORDINANCE **ADDS A NEW PART 10 – “PROPERTY REHABILITATION DEVELOPMENT”** ALL OF WHICH ARE FULLY SET FORTH IN THE BODY OF



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THIS ORDINANCE AND ALL OF WHICH ARE IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, P.L. 805, NO. 247, AS REENACTED AND AMENDED, 53 P.S. §10609. After some discussion and at the recommendation of Attorney Schantz, **Chairman Brunell made a motion, seconded by Supervisor Rader and unanimous, to adopt Ordinance #2017-05.**

Public Comment

Lauren Golden (Golden Preservation Company, LLC) - recommended changes be made to the Ordinance regarding historic district requirements.

Director Martocci recommended the Township make those considerations for the next proposed ordinance, as the proposed ordinance had already gone through due process for consideration.

REPORTS

Treasurer's Report – MAY: Total bills from all funds - \$2,479,125.20. Total transfers - \$497,150.00. **A motion was made by Chairman Brunell, seconded by VC Gill and unanimous, to pay the May bills.**

Recreation Board Report – Chairman Brunell & Recreation Board Secretary Karla Trumbauer:

The summer programs are beginning, including Tennis Camp, Movies in the Park, and Lemonade in the Park. *Further details in the May Recreation Board Report.*

Planning & Zoning Report – Daren Martocci:

During the month of May, 134 permits were issued (Commercial – 26; Residential – 81; and Zoning Permits – 27); 5 Plumbing Licenses, and 6 Electric Licenses. *Further details in the May Planning & Zoning Report.*

Upper Macungie Township Police (UMTPD) Report – Joseph Wilson:

A seemingly successful assessment for the PA Chiefs of Police Association accreditation occurred May 22-24th; the official response will come from Harrisburg in July. The UMTPD posted dog safety tips and information on Nixle Alerts following a resident's request. *Further details in the May UMTPD Report.*

897	Total Calls for Service
15	Reportable MVAs
31	Non-Reportable MVAs
11	Private Property MVAs
25	Criminal Arrest (Misdemeanor/Felony)
13	Non-Traffic Citations (summary)
330	Traffic Citations
26	Parking Tickets
189	Written Warnings
110	False Alarms
0	Arsons
4	Assaults
3	Burglaries
2	Disturbing the Peace Crimes
5	Drug/Alcohol Violations
12	DUI Offenses
5	Fraud Crimes
0	Homicides
2	Motor Vehicle Thefts
0	Robberies



0	Sex Offenses
6	Thefts
4	Vandalism/Criminal Mischiefs
20	Vehicle Break-in/Thefts
0	Weapons Offenses

Fire/EMS Report – Grant Grim: May Fire Inspections – 75. Emergency responses: Station 8 – 34; Station 25 – 35; Station 56 – 39; Total of 108. *Further details in the May Bureau of Fire Director's Report.* Director Grim reported one new senior member and one new junior member have joined Station 56. A new event will be held on September 30th from 11:00am to 3:00pm at Lone Lane Park called "Get Prepared Parkland" that will have CPR training and emergency preparedness tools. The 2017 UMT Junior Emergency Services Academy will take place July 17-21; applications can be found on the website.

Public Works Report – Scott Faust: Public Works loaded 400 yards of mulch during the month of May. *Further details in the May Public Works Report.*

Assistant Township Manager's Report – There will be an electronic recycling event on June 17th and a shredding event on June 24th, both from 9:00am to 12:00pm at Grange Road Park.

Township Manager's Report – Nothing to add.

Supervisors: Chairman BRUNELL –

--Lehigh Motor Inn Update: An agreement of sale is pending on Lehigh Motor Inn. Director Martocci expects a land development plan will be submitted soon.

--Penn Drive Update: Staff is still contacting land owners and working to combine with the Betterment Project.

Supervisors: Vice Chairman GILL – Nothing to add.

Supervisors: Supervisor RADER – Nothing to add.

Township Secretary:

- Executive Sessions were held at 9:45am on May 9, 2017 regarding legal issues; and 6:55am on May 12, 2017, 8:45pm on May 17, 2017, 1:08pm and 6:32pm on May 24, 2017, and 6:45pm on June 1, all regarding personnel issues.

PUBLIC COMMENTS/COURTESY OF THE FLOOR

Peg Konnick (10543 Schantz Rd) – is concerned about the dissention that occurred amongst residents after this month's Planning Commission Work Session. She would like a disclaimer added to the Planning Commission agenda regarding the purpose and rules of the Work Sessions. Chairman Brunell would like to also see a public "question and answer" section added to the Work Session and for the meeting protocols to be made clear at the beginning of the meeting.

John Skrip (9850 Newtown Rd) – explained his experience at the Work Session referenced by Ms. Konnick.

Ms. Tang (8724 Grady Dr) – is concerned about truck traffic and believes more parks should be required based on the number of houses in a development.

There being no other business, **upon a motion by Chairman Brunell, seconded by VC Gill and unanimous, the meeting is adjourned at 10:13 PM.**



Ashley A. Godshall, Township Secretary

