

I. CALL TO ORDER – PLEDGE TO THE FLAG

The General Business Meeting of the Board of Supervisors of Upper Macungie Township was called to order on August 5, 2021 at 7:00 p.m. in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Present were John P. "Sean" Gill, Vice-Chairman; Kathy A. Rader, Supervisor; Robert R. Ibach, Jr., Township Manager; Kalman A. Sostarecz, Jr., Township Secretary; Daren J. Martocci, Director of Community Development; David Alban, Township Engineer; Andrew V. Schantz, Esq., Solicitor; Cory Reader, Lieutenant, UMTPD; Peter Christ, Director, Bureau of Fire; Scott Faust, Public Works Director; Bruce Koller, Finance Director; and Lynn Matula, Recreation & Events Coordinator. Absent: James M. Brunell, Chairman

Vice-Chairman Gill opened the meeting and asked all present to join him in reciting the Pledge of Allegiance to the Flag of the United States of America. He also stated that Chairman Brunell was involved in a vehicle crash and asked everyone to keep him in their thoughts and prayers.

II. MINUTES**A. *July 1, 2021 and July 19, 2021***

Vice-Chairman Gill stated that he would dispense with the reading of the minutes of the previous meetings unless there was an objection.

Motion by Vice-Chairman Gill to waive the reading of the minutes of the July 1, 2021 and July 19, 2021 meetings and approve them as presented. Seconded by Supervisor Rader. The motion passed unanimously.

III. PRESENTATIONS**A. *Report on 2020 Audit***

Mr. Koller introduce Andrea Caladie from BakerTilly who gave a brief presentation regarding the 2020 Audit. Both the presentation and audit will be posted to the Township's website.

Motion by Vice-Chairman Gill to accept the 2020 Audit as presented. Seconded by Supervisor Rader. The motion passed unanimously.

B. *Fire Apparatus Replacement Plan*

Mr. Christ reviewed the DCED Fire Apparatus Study as well as a Fire Apparatus Replacement Plan which was created after discussion between he and the three Fire Department Chiefs, with input from the members of the departments.

C. *Financing Options for UMT Community Center*

Finance Director Bruce Koller presented several options that the Township could implement to fund the new UMT Community Center.

IV. DISCUSSIONS & UPDATES

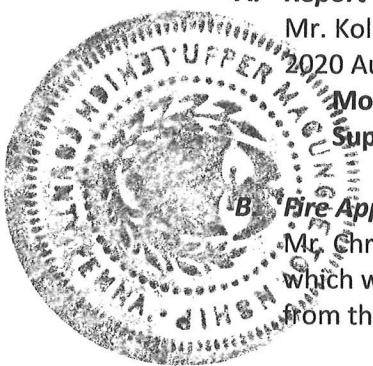
None

V. ORDINANCES

None

VI. RESOLUTIONS**A. *Resolution #2021-28 – Docket #2320 – Martha Hatchett DVM, 351 PA Route 100 – Conditional Use Request***

Mr. Martocci stated the applicant desires to lease an existing building at the rear of their property to an Auto Repair Garage which is permitted, by Condition, in the LI – Light Industrial Zoning District. The Board of Supervisor held a Public Hearing to receive testimony from the applicant,



any interested parties, and the public. No one appeared at the hearing to speak in opposition of the application. The Planning Commission reviewed and made a favorable recommendation at their meeting on July 21, 2021.

Motion by Supervisor Rader to approve Resolution #2021-28 for the Conditional Use Request for Docket #2320, Martha Hatchett DVM, 351 PA Route 100, subject to the testimony presented by the Applicant and conditioned upon a letter from the Upper Macungie Township Zoning Officer dated July 19, 2021.

B. Resolution #2021-29 – Docket #2292 – Sheetz, Inc., 951 Trexlertown Road – Preliminary/Final Land Development Plan

Mr. Martocci stated that the project proposes to construct a 6,070 square foot Auto Service Station with an associated convenience store and fuel sales. He explained the various steps of the process that the project has taken to get to the current step, and that the Planning Commission reviewed and recommended approval of the plan at their meeting on June 14, 2021.

Motion by Vice-Chairman Gill to approve Resolution #2021-29 for Docket #2292, Sheetz, Inc, Preliminary/Final Land Development, conditioned on Staff and Engineers review letters date June 14, 2021. Seconded by Supervisor Rader. The motion passed unanimously.

C. Resolution #2021-30 – Docket #2062 – Hassen Creek Estates, 2010 Hickory Lane – Waiver Requests

Mr. Martocci stated that the applicant has submitted a waiver request letter in conjunction with a subdivision plan which proposes the creation of nine single-family detached residential dwelling building lots ranging in size from 10.3 to 15.7 acres. Vice-Chairman Gill and Supervisor Rader announced each of the waivers or deferrals as listed in the Issue Briefing prepared by Mr. Martocci. Mr. Alex Tamerler stated that he has one-hundred acres near the same area which he plans to develop in the future and wants to make sure that access would be maintained should this project move forward.

Motion by Supervisor Rader to approve Resolution #2021-30, granting waivers and deferrals for Docket #2062, Hassen Creek Estates, as recommended by the Planning Commission and per the letter of the Township Engineer dated May 17, 2021. Seconded by Vice-Chairman Gill. The motion passed unanimously.

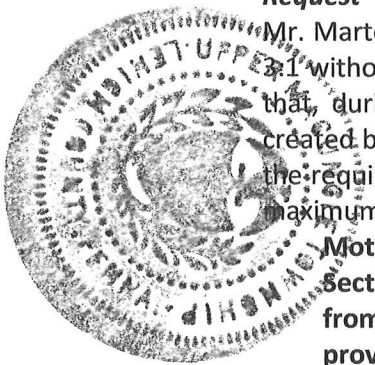
D. Resolution #2021-31 – Docket #2322 – Park 100 Logistics, 7532 Industrial Boulevard – Waiver Request

Mr. Martocci stated that Keurig Dr. Pepper has requested a waiver to allow slopes greater than 3:1 without being stabilized by a retaining wall or cribbing. This is for an area on their property that, during construction, excess soil was encountered on site and a landscaping berm was created by the contractor with this soil. The berm is stabilized with vegetation and planted with the required landscaping. During the as-built survey, it was determined the berm exceeded the maximum 3:1 slope.

Motion by Vice-Chairman Gill to approve Resolution #2021-31, granting a waiver from Section 22-709.1.(C).(1)(c) for Docket #2322, Park 100 Logistics, conditioned upon a letter from the Township Engineer dated July 19, 2021 and conditioned that the applicant provide a letter from a Professional Geologist or Geotechnical Engineer certifying the slopes. Seconded by Supervisor Rader. The motion passed unanimously.

E. Resolution #2021-32 – Docket #2304 – The Towns at Schaefer Run – West and South Phases – Waiver Requests

Mr. Martocci stated that the project proposes construction of 124 townhouse unites within two phases on parcels located near the intersects of the Route 100 Bypass and Weilers and Schaefer



Run Roads. The applicant has submitted waiver and deferral requests ahead of the full submission of their plan and those were reviewed by the Planning Commission at their July 21, 2021 meeting at which they recommended their approval.

Motion by Supervisor Rader to approve Resolution #2021-32, granting waivers for Docket #2304, The Towns at Schaefer Run, as outlined in a letter from the Township Engineer dated June 19, 2021, and an additional waiver from Section 22-702.4 as captured in the Planning Commission's recommendation dated July 19, 2021. Seconded by Vice-Chairman Gill. The motion passed unanimously.

F. Resolution #2021-33 – Docket #2319 – Vynecrest Winery, 172 Arrowhead Lane – Sewage Facilities Planning Module

Mr. Alban stated that Vynecrest Winery has an on-lot septic system which is failing and has requested to connect to the Township's Sanitary Sewer System. A Sewage Planning Module has been prepared that is required to be submitted to DEP for the additional flows.

Motion by Supervisor Rader to approve Resolution #2021-33, amending the Township's Official Sewage Facilities Plan for Vynecrest Winery. Seconded by Vice-Chairman Gill. The motion passed unanimously.

VII. MOTIONS

A. Authorizing Codification of Ordinances

Mr. Sostarecz stated that the Township typically codifies its ordinances once per year, but due to the quantity and length of the ordinances, the updates have been large which requires a lot of editing and review. To make things easier, completing the codification twice per year is recommended, once for ordinances adopted from January through June, and again for July through December. A quote has been received from General Code to codify Ordinances #2021-01 through #2021-08.

Motion by Supervisor Rader to authorize the codification of Ordinances #2021-01 through #2021-08 by General Code at a cost not to exceed \$2,875.00. Seconded by Vice-Chairman Gill. The motion passed unanimously.

B. Rejection of Bid – Grange Road Park Phase 2 Spray Irrigation System

Mr. Alban stated that a bid was advertised for the Grange Road Park Phase 2 Spray Irrigation System and only one bid was submitted in the amount of \$695,000. This far exceeds the Engineer's estimate for the project which was \$120,000. This could be due to the time of the year and KCE will work with Public Works to determine what work they could complete, then re-bid the project with a longer timeline to attract more bidders.

Motion by Vice-Chairman Gill to reject the bid of Skepton Construction in the amount of \$695,000.00 for the Grange Road Park Phase 2 Spray Irrigation System due to it exceeding the Engineer's estimate. Seconded by Supervisor Rader. The motion passed unanimously.

C. Authorizing Partnership with Parkland School District for Recreation Programs and Facilities

Mr. Matula stated that collaborating with Parkland School District gives UMT Recreation the opportunity to offer more community programming, especially during the winter season. The partnership will strengthen the relationship with the school district and allow cross promotion of each other's events, as well as the sharing of fees and insurance requirements for mutually-agreed upon programs and events.

Motion by Supervisor Rader to authorize UMT Recreation and the Parkland School District to partner on various community events and programs, sharing fees and insurance requirements for mutually agreed-upon programs and events. Seconded by Vice-Chairman Gill. The motion passed unanimously.

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D. Authorizing Trick-or-Treat Date and Time

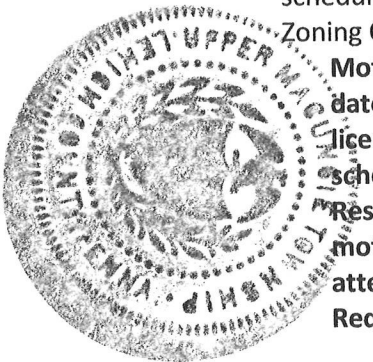
Mr. Matula stated that Trick-or-Treat night is always the Friday before Halloween, which is the same day that Parkland Elementary Schools have their parades and parties.

Motion by Supervisor Rader to authorize Friday, October 29, 2021 from 6:00 to 8:00 p.m. as Trick-or-Treat night in Upper Macungie Township, with a rain date of October 30, 2021. Seconded by Vice-Chairman Gill. The motion passed unanimously.

E. Accepting Letter of Withdrawal for Sheetz Liquor License Transfer Request

Mr. Ibach stated that he received a letter from Attorney Mark Kozar withdrawing their June 11, 2021 letter requesting the intermunicipal transfer of a liquor license. The Board had previously scheduled a Public Hearing to hear testimony regarding the transfer, as well as authorizing the Zoning Officer to attend that Hearing.

Motion by Vice-Chairman Gill to accept the letter from Attorney Kozar of Flaherty & O'Hara, dated August 3, 2021, withdrawing their June 11, 2021 request for an intermunicipal liquor license transfer; rescind a motion from the July 1, 2021 General Business Meeting scheduling a Public Hearing on September 2, 2021 for an Inter-Municipal Transfer of a Restaurant Liquor License for the proposed Sheetz at 951 Trexlertown Road; and rescind a motion from the July 1, 2021 General Business Meeting authorizing the Zoning Officer to attend the Public Hearing scheduled for the Sheetz Inter-Municipal Liquor License Transfer Request. Seconded by Supervisor Rader. The motion passed unanimously.



VIII. BOARD AND STAFF REPORTS

A. Treasurer

The total bills from all funds for July 2021 was \$3,122,742.47, which includes \$1,263,309.41 payable to Lehigh County Authority for sewer billing.

Motion by Vice-Chairman Gill to pay the bills for July 2021 in the amount of \$3,122,742.47. Seconded by Supervisor Rader. The motion passed unanimously.

B. Recreation Board

Ms. Matula provided an update on Movies in the Park for the remainder of the year. Further details appear in the July Recreation Department Report.

C. Community Development

Mr. Martocci discussed the Planning Commission and Zoning Hearing Board agendas which occurred in July, and those planned for August coming up. He stated that there are currently thirteen plans being tracked through various stages of approval either before the Planning Commission or Board of Supervisors. Additionally, the department issued 141 permits in July, 87 of which were building permits, and an additional 35 permits for new structures. Further details appear in the July Community Development Report.

D. Engineer

Mr. Alban provided updates on the Rt. 100 Traffic Adaptive, Rt. 100 Betterment, Schantz Road Roundabout, the Glenlivet Drive Extension Detour Schedule, and the proposed Grange Road Roundabout. He also stated that traffic counts would be completed at Krocks and Schantz Road once school is in session. Further details appear in the July Engineer's Report.

E. Police

Lieutenant Reader stated that National Night Out was just held and it was a huge success. There was discussion as to the possibility of utilizing Grange Road Park in future years to allow for more room for parking. Additional details appear in the July Police Department Report. Vice-Chairman

Gill asked for more explanation on the 89 reported Fraud calls during July; Lt. Reader stated that this was largely due to unemployment fraud and other items attributable to COVID-19.

1142	Total Calls for Service
16	Reportable MVAs
38	Non-Reportable MVAs
6	Private Property MVAs
12	Criminal Arrest (Misdemeanor/Felony)
12	Non-Traffic Citations (Summary)
271	Traffic Citations
15	Parking Tickets
53	Written Warnings
82	False Alarms
0	Arsons
2	Assaults
1	Burglaries
18	Disturbing the Peace
0	Drug/Alcohol Violations
6	DUI Offenses
89	Fraud Crimes
0	Homicides
0	Motor Vehicle Thefts
0	Robberies
0	Sex Offenses
3	Thefts
2	Vandalism/Criminal Mischiefs
0	Vehicle Break-In/Thefts
0	Weapon Offenses

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F. Fire/EMS

Mr. Christ stated the Junior Services Academy was a resounding success. They had great participation from all of the students this year, and the help of the Police Department, Cetrionia Ambulance, and Lehigh County Special Ops was greatly appreciated. Further details appear in the July Bureau of Fire Report.

G. Public Works

Mr. Faust had nothing additional to add. Further details appear in the July Public Works Report.

H. Secretary

Mr. Sostarecz reminded everyone of the new agenda format which will be used at the next meeting based upon changes to the Sunshine Law.

I. Manager

Manager Ibach stated that the Household Hazardous Waste event which was scheduled for later in the month, is being postponed to April 9, 2022 due to low registration.

J. Solicitor

Attorney Schantz had nothing to add.

**General Business Meeting
August 5, 2021**

K. Board

i. Chairman Brunell
Absent

ii. Vice-Chairman Gill
Nothing to add.

iii. Supervisor Rader
Nothing to add.

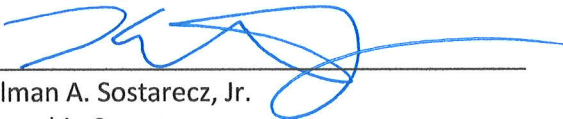
IX. PUBLIC COMMENT/COURTESY OF THE FLOOR

None

X. ADJOURNMENT

There being no other business, Vice-Chairman Gill made a motion to adjourn the meeting at 8:58 p.m. Seconded by Supervisor Rader. The motion passed unanimously.

Submitted by:



Kalman A. Sostarecz, Jr.
Township Secretary



