

**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 April 6, 2023, at 7:00 p.m. in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Sunny Ghai, Chairman; Kathy A. Rader, Vice-Chairwoman; James M. Brunell, Supervisor; Kalman A. Sostarecz, Jr., Assistant Township Manager and Director of Community Development; Jazmin Vazquez, Township Secretary; Andrew V. Schantz, Esq., Solicitor; Michael Sitoski, Chief, UMTPD; Keith Richards, Fire Inspector; Dave Alban, Township Engineer; Scott Faust, Public Works Director; Bruce Koller, Finance Director; and Mike Kukitz, Recreation Manager.

Chairman Ghai 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.

**II. ADDITIONS/DELETIONS TO THE AGENDA**

**Motion by Supervisor Brunell to add a discussion on Fire Station 56 on the agenda under motions item Q. Seconded by Vice-Chairwoman Rader. Motion passed unanimously.**

**III. MINUTES**

**A. March 2<sup>nd</sup>, 2023**

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

**Motion by Chairman Ghai to waive the reading of the minutes of the March 2<sup>nd</sup>, meeting and approve them as presented. Seconded by Supervisor Brunell. The motion passed unanimously.**

**IV. PRESENTATIONS**

**A. Ed Boyle – Director of Operations – Cetronia Ambulance Corps.**

Mr. Boyle provided a statistical report for 2022 and a year-to-date report for 2023 for the call volumes that are managed by Cetronia. In 2022 there were 3,029 incidents in Upper Macungie Township, with an average response time of 10:22. As of March 31<sup>st</sup>, 2023, there have been 689 incidents with an average response time of 8:20.



**A. Resolution #2023-11 – Docket #2326 – Carriage East Residential Subdivision Plan – 5137 Schantz Road – Preliminary Land Development Plan**

Mr. Sostarecz stated that the applicant is proposing to develop the vacant property into 10 buildable lots for single-family detached housing, an approximately 600-foot extension of the existing Surrey Court to connect to Schantz Road, as well as associated stormwater, public sewer, and water utilities. The UMT Planning Commission reviewed and made a favorable recommendation to grant four waivers, one deferral, and preliminary approval to the Subdivision and Land Development Plan on June 15, 2022. Mr. Alban stated that most of the items from the comment letter have been addressed and the remaining items are administrative.

**Motion by Vice-Chairwoman Rader to adopt Resolution 2023 –11, granting four waivers, one deferral as well as Preliminary Subdivision and Land Development approval to Docket #2326 – Carriage East Residential Subdivision, conditioned upon the Township Engineer’s**

review letter dated March 30, 2023. Seconded by Supervisor Brunell. The motion passed unanimously.

**B. Resolution #2023-12 – Docket #2304B – Trexler Pointe, Weilers & Schafer Run Road – Final Development Plan.**

Mr. Sostarecz stated that the applicant is proposing to develop the vacant property into 128 townhouse-style dwelling units with associated stormwater management, public water, sewer, and other utility improvements. The applicant received preliminary Board approval on February 2<sup>nd</sup>, as well as waivers and deferrals. At their meeting on March 15<sup>th</sup>, 2023 the Planning Commission reviewed and made a favorable recommendation on final approval of the plan. Mr. Alban stated that there were a few minor administrative details that will have to be addressed prior to the recording of plans.

**Motion by Supervisor Brunell to adopt Resolution #2023-12, granting Final Land Development approval to Docket #2304B – Trexler Pointe – North, West and South Sections, conditioned upon the Township Engineer’s review letter dated March 30, 2023. Seconded by Chairman Ghai. Motion passed unanimously.**

**C. Resolution #2023-13 Docket # 2616 – Fallbrooke Sewer Planning Module**

Mr. Sostarecz stated that this is an administrative item. The applicant appeared before the Board on February 2<sup>nd</sup>, 2023, and have since completed their Sewer Planning Module to be submitted to the DEP for approval. The Township Engineer has reviewed the plan and agrees that the plan is ready for submission.

**Motion by Supervisor Brunell to adopt Resolution #2023-13, approving the submission of a Sewage Planning Module for Fallbrooke Residential Subdivision. Seconded by Chairman Ghai. The motion passed unanimously.**

**D. Resolution #2023-14 – Recognizing Local Government Week**

Mr. Sostarecz stated that every year the Pennsylvania General Assembly designates a certain week as Local Government Week, this year it will be from April 10 – 17, 2023. He also mentioned that Local Government Week focuses attention on the need for strong, independent, and active local governments and recognizes the valuable contributions made by residents serving their communities. The Township will be hosting an Open House Event on Tuesday, April 11<sup>th</sup> from 4:00 p.m. – 7:00 p.m. where there will be representatives from each department providing information on what their role is in the Township.

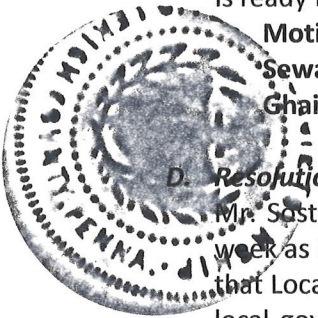
**Motion by Vice-Chairwoman Rader to adopt Resolution 2023-14 – Recognizing Local Government Week from April 10<sup>th</sup> – 14<sup>th</sup>, 2023. Seconded by Supervisor Brunell. Motion passed unanimously.**

**E. Resolution #2023-15 - DCED Grant Resolution – Russett Park Rehabilitation**

Mr. Kukitz stated that the Township seeks to submit a grant through the DCED Greenways, Trails and Recreation Program to help offset the costs associated with making the much-needed park improvements and to replace the playground equipment. This grant requires a 15% cash match from the Township.

**Motion by Chairman Ghai to adopt Resolution 2023-15, authorizing the submission of a DCED Grant Resolution for the Rehabilitation of Russett Park. Seconded by Vice-Chairwoman Rader. Motion passed unanimously.**

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**F. Resolution #2023-16 – DCED Grant Resolution – Park and Recreation Master**

Mr. Kukitz mentioned that the Township seeks to submit a grant through the DCED Greenways, Trails and Recreation Program to help offset the costs associated with the creation of the Park and Recreation Master Plan. This grant also requires a 15% cash match from the Township.

**Motion by Chairman Ghai to adopt Resolution 2023-16, authorizing the submission of a DCED Grant Resolution for the creation of the Park and Recreation Master Plan. Seconded by Vice-Chairwoman Rader. Motion passed unanimously.**

**G. Resolution #2023-17 – Authorizing Update to the Fee Schedule**

Mr. Sostarecz stated that the Code of Upper Macungie Township in Section 27-812 requires a Traffic Impact Study whenever certain criteria are met for a proposed development that has major traffic-generating uses, including when 75 or more dwelling units are proposed or 20,000 SF or more of new commercial floor area. There are cases where a traffic study is not required such as the number of homes being built will have a low impact on surrounding areas, this decision is made by the Township Engineer and the Developer. The Code states that the Developer may pay a fee in lieu of conducting the traffic study. The fee can be used by the Township or to conduct traffic studies throughout the Township. This fee is not in our ordinances or in our fee schedule and this update will add the fees for traffic studies to our fee schedule.

**Motion by Supervisor Brunell to adopt Resolution #2023-17 – Authorizing an update to the Fee Schedule to account for fees in lieu of a traffic study. Seconded by Vice-Chairwoman Rader. Motion passed unanimously.**

**VIII. MOTIONS**

**A. Authorizing Execution of Agreement for the State Police Building Lease Renewal Contract**

Mr. Sostarecz stated the previous lease for the State Police Building expired in May 2021 and has been on a month-to-month agreement since the expiration of the previous 10-year term. As part of any renewal the State requires several upgrades or renovations to be made, the cost of any renovations or upgrades are worked into the 10-year lease renewal. The current yearly rate for the lease is \$423,869.50. The yearly rate will be \$450,744.63 per year, with the first-year renewal that would increase to \$471,677.55 and in the second 5-year renewal is for \$495,296.02 per year. The agreement has been reviewed by both the Township Solicitor and the State and the terms has been found to be acceptable.

**Motion by Chairman Ghai authorizing the renewal of Lease #1004115 for 8328 Schantz Road, Breinigsville, PA between Upper Macungie Township and the Commonwealth of Pennsylvania. Seconded by Vice-Chairwoman Rader. Motion passed unanimously.**

**B. Authorizing Execution of Contract for the Remodeling of the State Police Building**

Mr. Sostarecz stated that as part of the lease renewal for the State Police Building some of the updates that are being requested are for painting, HVAC, flooring, ceiling and ballistics. The Township has worked with contractors through the Keystone Purchasing Network to obtain quotes for the renovations. SJ Thomas, Inc. had the final quote in the amount of \$ \$973,061.52, this amount has been spread out over the first 1- years of the lease.

**Motion by Supervisor Brunell to award a contract for the renovations to 8328 Schantz Road, Breinigsville, PA, to SJ Thomas, Inc. in the amount of \$973,061.52. Seconded by Vice-Chairwoman Rader. Motion passed unanimously.**

**C. Awarding of Bid for Temporary Sanitary Sewer Meters**

Mr. Sostarecz stated that the Township uses multiple approaches to help identify any leaks in the sewer system and are proposing to enter a contract with CSL Services, Inc. for temporary sewer meters to be installed into the system in the amount of \$38,500. Mr. Alban mentioned that with

these meters the Township will be able to identify and isolate any problems that would be identified a possibly help reduce the flow to Allentown's system. Mr. Alban clarified that these meters will be rented and are not being purchased by the Township.

**Motion by Supervisor Brunell to award a contract to CSL Services, Inc. in the amount of \$38,500.00 for temporary sanitary sewer meters to be installed in the Upper Macungie sanitary sewer system. Seconded by Chairman Ghai. Motion Passed unanimously.**

**D. Authorizing the Renewal of the Lawn Mowing Contract**

Mr. Faust stated that this is the third renewal of the 3-year contract, this renewal will be with Pennsylvania Lawn & Landscape at a cost of \$18,690.48, this amount has decreased from last year due to the elimination of the fuel surcharge.

**Motion by Chairman Ghai to authorize the renewal of the 2021 Retention Pond Lawn Mowing Contract with Pennsylvania Lawn & Landscape at a cost of \$18,690.48. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**E. Awarding of Bid for Lawn Mowing Contract**

Mr. Faust stated that two bids were received for the lawn mowing contract, and the low bid was for All American Property Maintenance, LLC. at a cost of \$11,934.00.

**Motion by Chairman Ghai to award the bid for the 2023 Lawn Mowing Contract to All American Property Maintenance, LLC at a cost of \$11,934.00. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**F. Authorizing the Rebidding of 2023 9.5 MM Asphalt Overlay**

Mr. Alban stated that the original bid was for a 6.3 MM overlay, this is a new PennDOT product that is not readily available at this time because it is a new product. The bid will now go out for the standard 9.5 MM overlay that is available for contractors to obtain and bid on this project.

**Motion by Vice-Chairwoman Rader to authorize the rebidding of the 2023, 9.5 MM Asphalt Overlay. Seconded by Supervisor Brunell. Motion Passed unanimously.**

**G. Awarding of Bid for 2023 Bituminous Seal Coat/Type 2 Slurry Seal**

Mr. Alban stated that this is part of the yearly overlay projects for UMT. Bids were opened, on Penn Bid on March 22, there was only one bid received from Asphalt Maintenance Solutions in the amount of \$160,219.02.

**Motion by Supervisor Brunell to award the 2023 Bituminous Seal Coat Type 2 Slurry Seal Project to Asphalt Maintenance Solutions, LLC at a cost of \$160,219.02. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**H. Awarding of Bid for 2023 Double Micro Surfacing**

Mr. Alban stated that there were two bids that were received, the low bid was for Asphalt Maintenance Solutions, LLC. at a cost of \$104,511.20.

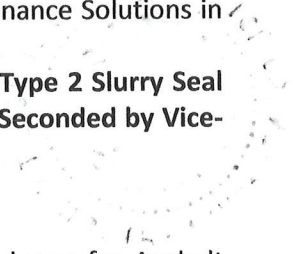
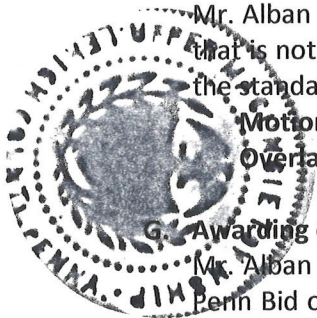
**Motion by Vice-Chairwoman Rader to award the 2023 Double Micro Surfacing Project to Asphalt Maintenance Solutions, LLC at a cost of \$104,511.20. Seconded by Chairman Ghai. Motion Passed unanimously.**

**I. Awarding of Bid for 2023 Single Micro Surfacing**

Mr. Alban stated that there were also two bids received for this project where Asphalt Maintenance Solutions provided the low bid of \$277,936.08.

**Motion by Supervisor Brunell to award the 2023 Single Micro Surfacing Project to Asphalt Maintenance Solutions, LLC at a cost of \$277,936.08. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

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**J. Awarding of Bid for 2023 Polymer Modified Crack Seal**

Mr. Faust stated that there were two bids received where Asphalt Maintenance Solution once again provided the low bid at a cost of \$66,760.00.

**Motion by Vice-Chairwoman Rader to award the 2023 Polymer Modified Crack Seal Project to Asphalt Maintenance Solutions, LLC at a cost of \$66,760.00. Seconded by Chairman Ghai. Motion Passed unanimously.**

**K. Awarding of Bid for 2023 Ultra-Thin Bonded Wearing Course**

Mr. Alban Stated that Asphalt Maintenance Solutions provide the only bid in the amount of \$257,242.41.

**Motion by Vice-Chairwoman Rader to award the 2023 Ultra-Thin Bonded Wearing Course Project to Asphalt Maintenance Solutions, LLC at a cost of \$257,242.41. Seconded by Supervisor Brunell. Motion Passed unanimously.**

**L. Authorizing the renewal of the 2021 High Performance Chip Seal / Quick Fog Seal Contract**

Mr. Faust stated that this is the third and final renewal of this contract that is used for road resurfacing. This renewal will be for Asphalt Maintenance Solutions in the amount of \$213,859.60. The increase is from the 2021 rate is due to the oil index.

**Motion by Supervisor Brunell to authorize the renewal of award for the 2021 High Performance Chip/ Seal Quick Set Fog Seal Contract to Asphalt Maintenance Solutions, LLC at a cost not to exceed \$213,859.60. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**M. Awarding of Bids for the Sale of Used Equipment**

Mr. Faust stated that there were bids placed on MunicBid and request to award the bids as follows:

- 2014, F350 Utility Truck to Parkland School District at a price of \$24,000.00.
- 2012, F550 Dump Truck to Justin Demusz at a price of \$35,940.00.
- 2019 Exmark Lazer 60" Zero Turn Motor to Ryan Pektor at a price of \$5,107.00.
- 2008, John Deere 72" Zero Turn Motor to William Bedics at a price of \$3,600.00.
- 1999, DR Brush Push Mower to Michael Benjamin at a price of \$650.00.

**Motion by Supervisor Brunell to authorize the sale of used equipment as follows: 2014, F350 Utility Truck to Parkland School District at a price of \$24,000.00; 2012, F550 Dump Truck to Justin Demusz at a price of \$35,940.00; 2019 Exmark Lazer 60" Zero Turn Motor to Ryan Pektor at a price of \$5,107.00; 2008, John Deere 72" Zero Turn Motor to William Bedics at a price of \$3,600.00; and 1999, DR Brush Push Mower to Michael Benjamin at a price of \$650.00. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**N. Authorizing Fire Police Assistance for St. Luke's ½ Marathon in Allentown.**

Mr. Richards stated that the Allentown Police Department has requested the assistance of the UMT Fire Police on April 23, 2023, for the St. Luke's ½ Marathon to be held in Allentown.

**Motion by Chairman Ghai to authorize Fire Police assistance for the traffic control for St. Luke's 1/2 Marathon in Allentown on April 23, 2023, at the request of the Allentown Police Department. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**O. Authorizing the Release of Capital Contributions to Volunteer Fire Companies**

Mr. Richards requested that a motion be approved by the Board to release the funds from the 2023 Capital Budget for the Volunteer Fire Departments as follows: \$19,470.00 to the Fogelsville Fire Company; \$20,000.00 to the Good Will Fire Company #1 of Trexlertown, and \$10,000.00 to Upper Macungie Station #56.



Motion by Vice-Chairwoman Rader to release funds from the 2023 Capital Budget to the Volunteer Fire companies as follows: \$19,470.00 to The Fogelsville Fire Company, \$20,000.00 to the Good Will Fire Company #1 of Trexlertown, PA and \$10,000.00 to Upper Macungie Township Station #56. Seconded by Supervisor Brunell. Motion Passed unanimously.

**P. Authorizing Expenditures from ARPA for the Purchase of AED Units**

Mr. Richards requested Board approval for the purchase of 44 Zoll Medical Corporation AED Units in the amount of \$132,250.60, utilizing funds from the American Recovery Plan Act.

**Motion by Chairman Ghai to authorize expenditures from the American Rescue Plan Act in the amount of \$132,250.60 to purchase a total of 44 Zoll Medical Corporation AED units. Seconded by Vice-Chairwoman Rader. Motion Passed unanimously.**

**Q. Authorizing the Creation of Leases for Station #56 and Cetronia Ambulance Corp**

Solicitor Schantz stated that the Township owns the building where both Station #56 and Cetronia Ambulance Corp. are stationed to provided life and safety service for the residents of our Township. The Township would like to enter into lease agreements with both Station #56 as well as Cetronia Ambulance that would delineate the space that will be occupied by each entity as well as the areas that will be used as common space.

**Motion by Supervisor Brunell to authorize the Township Manager to work with the Solicitor to draft two lease agreements for Station #56, one for the Township to lease the building areas for Station 56 and another to lease the areas that are going to be allocated for Cetronia Ambulance Corp. Seconded by Chairman Ghai. Motion Passed unanimously.**

**IX. BOARD AND STAFF REPORTS**

**A. Treasurer**

The total bills from all funds for March 2023 was \$2,174,270.35. Further details appear in the December Treasurer's Report.

**Motion by Chairman Ghai to pay the bills for March 2023 in the amount of \$2,174,270.35. Seconded by Supervisor Brunell. The motion passed unanimously.**

**B. Secretary**

Secretary Vazquez announced an Executive Session which occurred prior to the meeting at 6:00 a.m. and the topic was personnel.

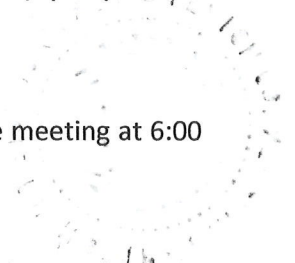
**C. Assistant Township Manager & Director of Community Development**

Mr. Sostarecz mentioned that before the May 4<sup>th</sup> Board of Supervisors Meeting there will be two public hearings which will be conducted; at 6:15 p.m. will be a hearing to consider the adoption of an ordinance where there are very minor updates to the SALDO and the Zoning Ordinance that require a public hearing. The second will be a Conditional Use Hearing at 6:30 p.m. to hear the case of Valley Pallets to operate in the facility that is located at 818 Hickory Lane. Mr. Sostarecz also stated that on Tuesday April 11<sup>th</sup>, 2023 will be the Open House at the Township from 4:00 to 7:00 p.m. On Thursday April 20<sup>th</sup> there will be the first Zoning and SALDO Public Meeting from 6:00 to 8:00 p.m.

**X. PUBLIC COMMENT/COURTESY OF THE FLOOR**

Mr. Jeff Kocher and Ms. Susan Jasorka thanked the Upper Macungie Township Police Department for the actions that have been taken regarding their concerns about speeding issues on Adams Road. They also requested an update on any action that is going to be taken to address a more permanent

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solution on the road. Mr. Alban stated that the Township has conducted a study that will be forwarded to PennDOT along with the concerns of the residents for them to make a determination on this issue.

Mr. Jim Anderson who lives on Adams Road stated that he also shares in the speeding concerns of his neighbors and offered the use of his driveway to the Upper Macungie Police Department for the monitoring of this issue moving forward.

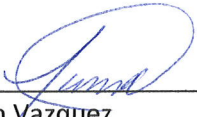
Mr. Reck inquired on the progress of the Rec Center that will be constructed in Grange Park. The Board requested that an updated be prepared and provided in the May 2023 Board of Supervisors meeting as there are many things that are happening at this time with the Rec Center.

Mr. Jim Caffrey also thanked the Police for the actions taken over the concerns that were brought before the Board at the March Meeting. He also requested that the sign on Oldt and Nestle Way be modified if possible due to poor visibility because of the size of the sign.

**XI. ADJOURNMENT**

There being no other business, **Chairman Ghai made a motion to adjourn the meeting at 8:18 p.m. Seconded by Supervisor Brunell. The motion passed unanimously.**

Submitted by:

  
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Jazmin Vazquez  
Township Secretary



