

**General Business Meeting  
March 7, 2024**

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**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 March 7, 2024, at 7:00 p.m. in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Present were Jeff Fleischaker, Chairman; Sunny Ghai, Vice-Chairman; Robert R. Ibach, Jr., Township Manager; Kalman A. Sostarecz, Jr., Assistant Township Manager and Director of Community Development; Jazmin Vazquez, Township Secretary; Andrew V. Schantz, Esq., Solicitor; Cory Reader Lieutenant, UMTPD; Peter Christ, Director, Bureau of Fire; Dave Alban, Township Engineer; and Bruce Koller, Finance Director.

Chairman Fleischaker 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**

None

**III. MINUTES & FINANCIALS**

**A. *February 1, 2024***

Chairman Fleischaker stated that he would dispense with the reading of the minutes of the previous meeting unless there were any objections.

**Motion by Chairman Fleischaker to dispense with the reading of meeting minutes from the General Business Meeting held on February 1, 2024, and approve as submitted, and authorize the payment of the bills for February 2024 in the amount of \$2,755,984.16. Seconded by Vice-Chairman Ghai. The motion passed unanimously.**

**IV. PRESENTATIONS**

**A. *Phil Armstrong – County Executive***

Mr. Armstrong provided a brief overview of projects that will or have impacted the Lehigh Valley. He introduced his Community Liaison and Public Information Officer who will be the first point of contact between the Township and the County Executive.

**B. *Service Award – Michael McCrystal***

A service award was presented to thank Mr. McCrystal for his more than 20 years of service to the Township and the residents of Upper Macungie Township.

**V. DISCUSSIONS & UPDATES**

None

**VI. ORDINANCES**

None

**VII. Resolutions**

**A. *Resolution 2024-10 – Inter-Municipal Agreement with Lowhill Township***

Mr. Ibach stated that this is an updated agreement that Upper Macungie Township had with Lowhill Township. The original agreement was enacted based on the Insurance Services Office, (ISO) evaluation of fire services in a municipality to establish the municipality's "ISO Rating." During our last evaluation it was brought to the attention of UMT that our rating would be lowered since only one (Station 8) company was providing services to Lowhill Township and not a UMT response. This agreement addresses the deficiency and provides additional compensation to our responding fire companies.



Motion by Chairman Fleischaker to adopt Resolution 2024-10, authorizing an inter-municipal agreement with Lowhill Township outlining the terms and conditions for the Upper Macungie Township fire companies to provide fire services to Lowhill Township. Seconded by Vice-Chairman Ghai. The motion passed unanimously.

**B. Resolution 2024-11 – Approving Payment for the Purchase of Agricultural Conservation Easement**

Mr. Ibach stated that there are two parcels located in Upper Macungie Township totaling approximately 21.69 acres (PINs: 544681539125-1 & 544680161611-1) to be entered into Agricultural Security. Lehigh County Farmland Preserve is providing their \$6,00.00 per acre to purchase the easement. However, the appraised difference in land value is \$7,385.00 per acre, \$1,385.00 above the County's cap. The County is requesting Upper Macungie Township to contribute the difference. These parcels are part of another 90 acres in Weisenberg Township that will also go into security.

Motion by Vice-Chairman Ghai to adopt Resolution 2024-11, authorizing the addition of approximately 21.69 acres of the lands of Kate Tercha et al, to the Upper Macungie Township Agricultural Security Area at a cost of \$1,385.00 per acre. Seconded by Chairman Fleischaker. The motion passed unanimously.

**C. Resolution 2024-12 – Authorizing the Township Manager to Sign Documents Related to an Agreement to Purchase an Agricultural Easement**

Mr. Ibach stated that this Resolution is to allow for all of the paperwork to be signed and submitted related to the purchase agreement for the agricultural easement.

Motion by Chairman Fleischaker to adopt Resolution #2024-12, authorizing the Township Manager to sign documents related to an agreement to purchase an agricultural easement. Seconded by Vice-Chairman Ghai. The motion passed unanimously.

**D. Resolution 2024-13 – DCNR Grant – Grange Park Loop Trail Construction**

Mr. Ibach stated that this grant is being submitted to help the Township offset the costs of the Grange Park Loop Trail.

Motion by Vice-Chairman Ghai to adopt Resolution #2024-13, authorizing the submission of a Pennsylvania Department of Conservation and Natural Resources (DCNR) Grant in the amount not to exceed \$250,000.00 for the Grange Park Loop Trail Construction, including a matching fund commitment letter to be signed by the Township Manager. Seconded by Chairman Fleischaker. Motion passed unanimously.

**VIII. Motions**

**A. Authorizing Staff and Consultants to Attend Any and All Zoning Hearing Board Meetings for Appeal #03 24 012 – 8739 Hamilton Boulevard**

Mr. Sostarecz stated the applicant is proposing a mixed-use development comprised of apartments and a daycare; they are appealing certain open space provisions of both the Mixed-Use Overlay and underlying zoning district, among others. The Township is requesting that Staff and Consultants be authorized to attend any and all meetings in reference to 8739 Hamilton Boulevard to be sure certain facts and information are entered into the record.

Motion by Vice-Chairman Ghai to authorize Township Staff and Consultants to attend any and all Zoning Hearing Board meetings regarding 8739 Hamilton Boulevard. Seconded by Chairman Fleischaker. Motion passed unanimously.

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**B. *Appointing Andrew Schopf and John Script III to the Agricultural Security Area Advisory Committee***

Mr. Ibach stated that the committee can provide outreach to our current farmers (on a farmer-to-farmer level), review our current list of prioritized properties for preservation and provide input to the Township's Planning Commission and Board of Supervisors. Both Mr. Schopf and Mr. Script III, would like to be reappointed to the Committee.

**Motion by Vice-Chairman Ghai to appoint Andrew Schopf to a 4-year term to expire in April 2028, and John Script III to a 5-year term to expire in April 2029 to the Agricultural Security Area Advisory Committee. Seconded by Chairman Fleischaker. Motion passed unanimously.**

**C. *Adopting Planning Commission By-Laws***

Mr. Sostarecz stated that the Planning Commission voted to adopt the By-Laws that have been submitted to the Board at their March 20, 2024, meeting. The Planning Commission has requested that the By-Laws be approved as presented.

**Motion by Chairman Fleischaker to adopt the Planning Commission By-Laws as presented. Seconded by Vice-Chairman Ghai. Motion passed unanimously.**

**IX. BOARD AND STAFF REPORTS**

**A. *Township Secretary***

Ms. Vazquez mentioned that an Executive Session was held at 6:00 p.m. on March 7, 2024, and the topic discussed was legal matters. She encouraged the residents of the Township to visit the website [uppermac.org](http://uppermac.org) and sign up to receive email updates when they become available. There was also an announcement made that the Township will hold an open house on Pennsylvania Government Day, April 10, 2024 at the Township Building. There will be more information provided on the website and the Township's Social Media accounts.

**B. *Chairman***

Chairman Fleischaker mentioned Conditional Use Hearings will be held on March 12, 2024, starting at 6:00 p.m. There will be a public workshop held on March 26, 2024, to discuss the proposed Noise Ordinance and encouraged the residents to participate in this workshop. He also expressed his appreciation for the work that was done by Mike Kukitz during his time with the Township and wished him well in his future endeavors.

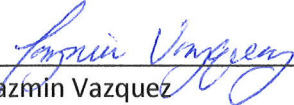
**X. PUBLIC COMMENT/COURTESY OF THE FLOOR**

Mr. Ray Boronyak stated that he would like an update on the progress of the construction of the Community Center. Chairman Fleischaker stated that there will be an update provided at the April meeting.

**XI. ADJOURNMENT**

There being no other business, **Vice-Chairman Ghai made a motion to adjourn the meeting at 7:47 p.m. Seconded by Chairman Fleischaker. The motion passed unanimously.**

Submitted by:

  
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Jazmin Vazquez  
Township Secretary