

**LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**

September 21, 2023 – 6:00 P.M.

www.lowermac.com info@lowermac.com

Next Resolution #2023-50
Next Ordinance #2023-04

1. CALL MEETING TO ORDER

2. PLEDGE TO THE FLAG

3. ROLL CALL

Board of Commissioners

President Brian P. Higgins
Vice President Richard V. Ward
Commissioner Ron R. Beitler
Commissioner Maury G. Robert
Commissioner Brian L. Shoemaker

Staff

Township Manager Bruce Beitel
Township Solicitor David Brooman
Asst. Township Manager/Secretary Renea Flexer
Director of Planning Nathan Jones
Township Engineer Bryan McAdam

4. AGENDA MODIFICATIONS (At Discretion of Board President)

5. ANNOUNCEMENTS & PRESENTATIONS

6. HEARINGS & APPROVALS

6.1. Consideration of a Sewer Planning Module for the Subdivision Plan of Paul Stepniak
Located at 2072 Elbow Lane

7. PUBLIC COMMENT ON NON-AGENDA TOPICS (Residents shall limit their comments to no more than three minutes)

8. COMMUNICATION

8.1. Eric Hoffman, Dept. of Labor and Industry – Notice of Certification Renewal for the Workplace Safety Committee

9. APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

10.1. September 7, 2023 (To be considered October 5th)

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Bill List of September 21, 2023

01	General Fund	\$263,599.22	33	Open Space Fund	
08	Sewer Fund	\$88.50	35	Liquid Fuels	
19	Debt Service Fund		37	Developers Impact	
30	Capital Projects Fund		01	Payroll	\$163,489.95
32	Federal Grants Fund		36	Developers Escrow	\$310,487.93
				Total Funds	\$737,665.60

12. DEPARTMENTAL MATTERS AND REPORTS

12.1. **Engineering**

12.1.1. Engineer's Project Status Report

12.2. **Planning**

12.2.1. Authorization to Draft an Ordinance Amending the Official Map

12.2.2. Authorization to Draft an Ordinance Amending Chapter 27A Stormwater Management

12.2.3. Planner's Report

12.3. **Solicitor**

12.3.1. Solicitor's Report

12.4. **Township Manager**

12.4.1. Manager's Report

13. OTHER BUSINESS

13.1. **Old Business**

13.1.1. Chapter 18 Sewers Amendment for Updates (To Be Drafted)

13.1.2. Chapter 27 Zoning Amendment, Lookback (To Be Drafted)

13.1.3. Update Lower Macungie Emergency Operation Plan (Being Drafted)

13.1.4. Chapter 15 Ordinance for Bridge Weights, Parking & Stop Signs (To be drafted)

13.1.5. Traffic Signal Applications (TE-160) for Signal Timing Modifications on Rt. 100 at Alburtis Road, Gehman Road & Willow Lane (Awaiting Review)

13.1.6. Intermunicipal Sewer Agreement with Upper Macungie Township & LCA for Trexlertown Bypass Project (Awaiting LCA Comments)

13.2. **New Business**

14. BOARD OF COMMISSIONERS REPORTS

14.1. The next Board Workshop is September 25, 2023 at 6 p.m.

14.2. The next Board Regular Meeting is October 5, 2023 at 6 p.m.

14.3. Budget Workshops will be held October 12th, October 16th and if needed, October 23rd at 6 p.m.

15. EXECUTIVE SESSION (IF NECESSARY)

16. ADJOURNMENT

Lower Macungie

TOWNSHIP

EST. 1832

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

September 14, 2023

Board of Commissioners
3400 Brookside Road
Macungie, PA 18062

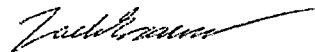
Dear Board of Commissioners:

RE: Sewage Facilities Planning Module Review
DEP Code No.: 2-39912239-3
Property Located at 2072 Elbow Ln, Allentown, PA 18103

Staff has concluded their review of the module entitled "2072 Elbow Lane" prepared by Keystone Consulting Engineers, Inc. on August 30, 2023. I, Zach Graves, Water Resources Specialist, certify that the submission is complete and includes all of the necessary items for transmittal to DEP.

If and when the module is adopted, it will be submitted to DEP as a revision to the Township's Act 537 Official Plan per 25 Pa. Code § 71.54. Please direct any questions or concerns to my attention.

Sincerely,



Zach Graves, SEO
Water Resources Specialist

cc: Nathan Jones, Director of Planning/Community Development
Renea Flexer, Township Secretary

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (~~SUPERVISORS~~) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of Lower Macungie Township
(~~TOWNSHIP~~) (~~BOROUGH~~) (~~CITY~~), Lehigh COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Paul Stepniak has proposed the development of a parcel of land identified as
land developer

2072 Elbow Lane, Minor Subdivision, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, Lower Macungie Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (~~Supervisors~~) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Lower Macungie Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, Lower Macungie
(Signature) Commissioners

Township Board of ~~Supervisors~~ (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (~~Borough~~) (~~City~~) Resolution # N/A, adopted, _____, 20____.

Municipal Address:

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062
Telephone 610-966-4343

Seal of
Governing Body



Project Narrative:

Paul Stepniak currently owns a 0.918 acre lot at 2072 Elbow Lane, Allentown, PA 18103 (Parcel #548541207001) is proposing a minor subdivision into three lots in which lot 1, 2, and 3 are all proposed to be 0.293 acres including a 0.04 acre dedication to the Township. Proposed lot 1 would accommodate the existing dwelling to remain at 2072 Elbow Lane, whereas lots 2 and 3 have new proposed single-family dwellings on each lot. Currently the existing dwelling is connected to public water and sewer and the proposed dwellings have proposed connections into the existing low pressure and gravity sewer lines (as indicated on the plan) within Gregory Drive. Both proposed dwellings have proposed E-one Grinder Pump Packages which are to be owned, operated, and maintained by the property owner in accordance with Lower Macungie Township Code of Ordinances. The proposed additional flow from 2072 Elbow Lane will be two EDU's or 446 GPD for 1 EDU = 223 GPD, connections are proposed to the existing Lower Macungie Township Collection System and ultimately conveyed through the Lehigh County Authorities Western Lehigh Interceptor and ultimately treated at the City of Allentown's Kline's Island Wastewater Treatment Plan (PA-002600).

The project is located within Zoning S (Suburban) and is located within the existing public sewerage Act 537 Boundary and no alternative method of sewerage treatment, collection, or conveyance was considered.

Alternative Analysis:

The proposed method of sewage disposal for the three-lot minor subdivision at 2072 Elbow Lane equating an additional 446 GPD is via a connection to the existing public sanitary sewer along the road frontage of the new proposed lots. The project lays within Suburban Zoning (S) and the Township's public sewerage boundary and is proposed to be collected by Lower Macungie Townships Collection System, conveyed through Lehigh County Authorities Interceptor, and treated at the City of Allentown's Klines Island Wastewater Treatment Plant. The proposed tap-in to the existing gravity and low pressure system along the road frontage of the property is the ultimate preferred method of disposal and no alternative method of sewerage treatment, collection, or conveyance was considers.



SEPTEMBER 11, 2023

ATTN: MRS. KIM MOLNAR
LOWER MACUNGIE TOWNSHIP
3400 BROOKSIDE RD
MACUNGIE, PA 18062-1427

RE: Certification Renewal of Workplace Safety Committee
FEIN: 23-6000397

Certified Employer FEIN(s): 23-6000397 23-2975078

DEAR MRS. KIM MOLNAR:

Congratulations! The Department of Labor and Industry has approved your Application for Certification Renewal of your Workplace Safety Committee effective **September 30, 2023**. The renewal of your safety committee certification has been granted under Section 1002(b) of the Workers' Compensation Act.

If you are an insured employer, the renewal of your safety committee certification entitles you to receive a 5% discount in your workers' compensation rate(s) effective upon the next policy renewal period following the date of Bureau certification renewal. **A copy of this letter must be sent to your insurance carrier as notification of your Workplace Safety Committee certification renewal in order to receive your 5% workers' compensation premium discount.** If you have any questions regarding application of this discount, please contact your insurance carrier.

If you are a self-insured employer, the renewal of your safety committee certification takes effect at the next annual fiscal year following certification approval. **If you are a member of a Group Self-Insurance Fund** that permits a 5% reduction in annual member fund contributions for members that maintain a certified workplace safety committee, **you must provide a copy of this letter to your fund administrator to receive a reduction.** The reduction will be effective at the commencement of the next group self-insurance fund year following certification. If you have any questions regarding the implementation of the 5% discount, please contact your fund administrator.

LOWER MACUNGIE TOWNSHIP

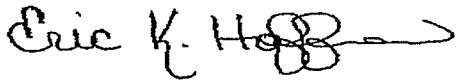
SEPTEMBER 11, 2023

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Your initiative in establishing and maintaining this certified committee demonstrates your strong commitment to workplace safety. Thank you for making Pennsylvania a safer place in which to work.

Should you have any questions or comments, please contact the Certification and Education Section at (717) 772-1635 or by email to RA-LI-BWC-Safety@pa.gov.

Sincerely,

A handwritten signature in black ink that reads "Eric K. Hoffman" with a long horizontal flourish extending to the right.

Eric K. Hoffman, Manager
Certification and Education Section

Township of Lower Macungie
Board of Commissioners Meeting - Payment of Bills
Accounts Payable Report - September 15, 2023

BOC Meeting Date: **September 21, 2023**

	Current Checks	Interim Checks and ACH	Total
01 General Fund	\$263,599.22	\$0.00	\$263,599.22
08 Sewer Fund	\$88.50	\$0.00	\$88.50
19 Debt Service Fund	\$0.00	\$0.00	\$0.00
30 Capital Projects Fund	\$0.00	\$0.00	\$0.00
32 Federal Grants Fund	\$0.00	\$0.00	\$0.00
33 Open Space Fund	\$0.00	\$0.00	\$0.00
35 Liquid Fuels Fund	\$0.00	\$0.00	\$0.00
37 Developers Impact Fund	\$0.00	\$0.00	\$0.00
Township Excl Payroll	\$263,687.72	\$0.00	\$263,687.72
Payroll September 8th	\$0.00	\$163,489.95	\$163,489.95
36 Developers Escrow Fund	\$40,409.43	\$270,078.50	\$310,487.93
Grand Total	\$304,097.15	\$433,568.45	\$737,665.60

Commissioner _____ **Approval Date** _____

Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "230921"

[Report].GL Account Number (2 Characters) = {<>} "36"

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
ADT Security Services							
1664	ADT Security Services	101199852	Monitoring Hills	08/24/2023	01.409.318 Alarm/Security S	63.38	230921
1664	ADT Security Services	101199852	Monitoring Wescos	08/24/2023	01.409.318 Alarm/Security S	53.54	230921
1664	ADT Security Services	101199852	Monitoring Camp o	08/24/2023	01.409.318 Alarm/Security S	42.94	230921
Total ADT Security Services:						159.86	
Advanced Cleaning Solutions LLC							
1214	Advanced Cleaning Solutions LLC	9402	cleaning community center Sept	09/01/2023	01.451.445 Janitorial	2,633.75	230921
1214	Advanced Cleaning Solutions LLC	9402	cleaning MUB Sept	09/01/2023	01.409.372 Repairs & Mainte	526.75	230921
1214	Advanced Cleaning Solutions LLC	9402	Cleaning Annex Sept	09/01/2023	01.409.372 Repairs & Mainte	665.64	230921
1214	Advanced Cleaning Solutions LLC	9403	additional services 8/26/23 weeken	09/01/2023	01.451.445 Janitorial	125.00	230921
Total Advanced Cleaning Solutions LLC:						3,951.14	
All-Jays Portable Toilets & Septic Serv							
578	All-Jays Portable Toilets & Septic	2916	yard waste Aug	09/01/2023	01.426.372 Repairs & Mainte	200.00	230921
578	All-Jays Portable Toilets & Septic	2916	lmt units	09/01/2023	01.454.249 General Expense	500.00	230921
578	All-Jays Portable Toilets & Septic	2916	replace 2 units fire damage	09/01/2023	01.454.254 Park Replaceme	1,977.66	230921
Total All-Jays Portable Toilets & Septic Serv:						2,677.66	
Altek Business Systems Inc							
864	Altek Business Systems Inc	265173	Community Center copier	09/07/2023	01.405.450 Contracted Servi	834.02	230921
864	Altek Business Systems Inc	265511	copy room copier	09/12/2023	01.405.450 Contracted Servi	671.31	230921
Total Altek Business Systems Inc:						1,505.33	
Amadou M Diop							
2070	Amadou M Diop	105	Tennis Instructor 9/5/23-/28/23	09/05/2023	01.451.310 Prof. Svs/Intructo	1,440.00	230921
Total Amadou M Diop:						1,440.00	
Asphalt Maintenance Solutions							
36	Asphalt Maintenance Solutions	7140	Shuler Rd resurfacing	09/11/2023	01.438.241 Operating Suppli	5,033.00	230921
36	Asphalt Maintenance Solutions	7140	truck rental	09/11/2023	01.430.384 Machinery & Equi	2,520.00	230921
36	Asphalt Maintenance Solutions	7140	labor and flaggers	09/11/2023	01.436.450 Contracted Servi	1,640.00	230921
Total Asphalt Maintenance Solutions:						9,193.00	
Auto Zone							
40	Auto Zone	1870755889	brake cleaner	09/07/2023	01.430.241 Operating Suppli	71.76	230921
Total Auto Zone:						71.76	
Bachman's Roofing, Building & Remodeling							
1685	Bachman's Roofing, Building & Re	34836	3455 Rental House Front and Rea	09/13/2023	01.409.372 Repairs & Mainte	4,962.00	230921
Total Bachman's Roofing, Building & Remodeling:						4,962.00	

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Beth-Hanover Supply Co., Inc.							
1211	Beth-Hanover Supply Co., Inc.	401993	sand for cc glass block repair	08/02/2023	01.451.372 Repairs & Mainte	30.60	230921
1211	Beth-Hanover Supply Co., Inc.	403270	glass window blocks Wild Cherry	08/30/2023	01.454.372 Repairs & Mainte	664.72	230921
Total Beth-Hanover Supply Co., Inc.:						695.32	
Bohn's Bones Arts LLC							
2098	Bohn's Bones Arts LLC	0092	Instructor Drawing Class	09/07/2023	01.451.310 Prof. Svs/Intructo	283.50	230921
Total Bohn's Bones Arts LLC:						283.50	
Colonial Electric Supply Co Inc							
993	Colonial Electric Supply Co Inc	15354707	Christmas Tree supplies	08/31/2023	01.409.372 Repairs & Mainte	454.12	230921
993	Colonial Electric Supply Co Inc	15354746	Supplies for Christmas tree	08/23/2023	01.409.372 Repairs & Mainte	186.15	230921
993	Colonial Electric Supply Co Inc	15354956	Christmas tree supplies	08/31/2023	01.409.372 Repairs & Mainte	401.76	230921
993	Colonial Electric Supply Co Inc	15354970	supplies chrustmas tree	08/23/2023	01.409.372 Repairs & Mainte	24.44	230921
Total Colonial Electric Supply Co Inc:						1,066.47	
Community Center Reimbursements							
1724	Nelson Mendez	2023-1127	refund security deposit Camo Oly	09/05/2023	01.250000 Security Reserve	300.00	230921
1724	Betty Hertzog	2023-1129	Refund Wescosville Rec Center 9/	09/11/2023	01.250000 Security Reserve	300.00	230921
Total Community Center Reimbursements:						600.00	
Corkery & Almonti Attorneys At Law							
1388	Corkery & Almonti Attorneys At La	2023-1134	ZHB July	07/31/2023	01.404.404 Legal Zoning Boa	832.00	230921
Total Corkery & Almonti Attorneys At Law:						832.00	
Culligan Water Conditioning							
1990	Culligan Water Conditioning	366668	bottled water	08/31/2023	01.409.241 Operating Suppli	99.72	230921
Total Culligan Water Conditioning:						99.72	
Dual Temp Company Inc							
547	Dual Temp Company Inc	4055	Campus 1/4 maint	01/01/2023	01.409.372 Repairs & Mainte	1,743.75	230921
547	Dual Temp Company Inc	8232	Community Center RTU 3	08/16/2023	01.451.372 Repairs & Mainte	432.00	230921
547	Dual Temp Company Inc	8271	UV light Campus	08/23/2023	01.409.260 Small Tools & Mi	1,182.15	230921
Total Dual Temp Company Inc:						3,357.90	
emi landscape							
151	emi landscape	9981	monthly mnt aug rain garden	08/31/2023	01.436.450 Contracted Servi	1,000.00	230921
151	emi landscape	9991	mowing aug - parks open space t	08/31/2023	01.454.450 Contracted Servi	11,233.50	230921
151	emi landscape	9991	mowing aug detention ponds	08/31/2023	01.436.450 Contracted Servi	8,294.00	230921
Total emi landscape:						20,527.50	
Emmaus Aquatic Club							
1776	Emmaus Aquatic Club	1249	pool chemicals	09/01/2023	01.452.241 Operating Suppli	747.60	230921
Total Emmaus Aquatic Club:						747.60	
Express Business Center							
154	Express Business Center	090623-13	yard waste stickers	09/06/2023	01.426.249 General Expense	380.00	230921

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total Express Business Center:						380.00	
Express Sign Outlet Inc							
155	Express Sign Outlet Inc	2023691	vinyl decals- truck numbers	08/22/2023	01.430.241 Operating Suppli	40.00	230921
Total Express Sign Outlet Inc:						40.00	
General Code							
1426	General Code	GC0011698	land use ordinance books	09/07/2023	01.414.210 Office Supplies	155.00	230921
Total General Code:						155.00	
Gpgsleveling							
2099	Gpgsleveling	2023-1135	Hills side walk level deposit	09/01/2023	01.451.372 Repairs & Mainte	1,825.00	230921
2099	Gpgsleveling	2023-1135	Pool deck level deposit	09/01/2023	01.452.372 Repairs & Mainte	10,000.00	230921
Total Gpgsleveling:						11,825.00	
Grainger Industrial Commercial							
188	Grainger Industrial Commercial	9830730496	sewer caps church lane	09/07/2023	01.409.372 Repairs & Mainte	58.72	230921
Total Grainger Industrial Commercial:						58.72	
Grim's Trailers LLC							
194	Grim's Trailers LLC	16568	trailer parts	09/05/2023	01.430.372 Repairs & Mainte	520.96	230921
194	Grim's Trailers LLC	16570	parts unit 11	09/07/2023	01.430.374 Equipment Repai	119.00	230921
Total Grim's Trailers LLC:						639.96	
Haldeman Ford							
201	Haldeman Ford	35244	element unit 8	09/08/2023	01.454.374 Equipment Repai	106.17	230921
Total Haldeman Ford:						106.17	
High Swartz LLP							
1734	High Swartz LLP	141041-0	6300 Lower Macungie Rd	07/05/2023	01.404.401 Solicitor	84.00	230921
1734	High Swartz LLP	143382	4915 Lower Macungie Rd	08/02/2023	08.404.401 Solicitor	88.50	230921
1734	High Swartz LLP	143414-0	AI Maqasid Learning Center	08/02/2023	01.404.401 Solicitor	100.00	230921
Total High Swartz LLP:						272.50	
Infradapt LLC							
1729	Infradapt LLC	INFQ12021	2 InfraCloud Managed H Series L	09/06/2023	01.407.613 Capital - Major IT	4,899.26	230921
1729	Infradapt LLC	INFQ12021	12 Infracloud Managed H Series L	09/06/2023	01.407.613 Capital - Major IT	23,343.60	230921
1729	Infradapt LLC	INFQ12021	37 Professional Services to insall	09/06/2023	01.407.613 Capital - Major IT	6,660.00	230921
Total Infradapt LLC:						34,902.86	
Keycodes Inspection Agency							
268	Keycodes Inspection Agency	6483	Commercial Plan Reviews	09/05/2023	01.413.474 Alt Commercial P	1,615.00	230921
268	Keycodes Inspection Agency	6484	Comercial Inspections	09/05/2023	01.413.473 Alt Commercial In	22,303.32	230921
268	Keycodes Inspection Agency	6485	Residential Inspections	09/05/2023	01.413.471 Alt Residential In	2,235.00	230921
Total Keycodes Inspection Agency:						26,153.32	
Linde Gas & Equipment							
195	Linde Gas & Equipment	37811262	cylinder rental 7/20-8/20	08/22/2023	01.430.384 Machinery & Equi	63.00	230921

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total Linde Gas & Equipment:						63.00	
Lower Macungie Fire Dept							
304	Lower Macungie Fire Dept	2023-1128	False Fire Alarm Reimb 5 Comme	09/06/2023	01.411.511 LMT False Alarm	1,500.00	230921
Total Lower Macungie Fire Dept:						1,500.00	
Lower Macungie Library							
306	Lower Macungie Library	2023-1136	Library Tax Revenue 2023	09/14/2023	01.456.500 Library Subsidy	85,000.00	230921
Total Lower Macungie Library:						85,000.00	
Martin Stone Quarries Inc							
324	Martin Stone Quarries Inc	237462	church lane infield mix	08/28/2023	01.454.241 Operating Suppli	482.56	230921
Total Martin Stone Quarries Inc:						482.56	
Master Supply Line, LLC.							
326	Master Supply Line, LLC.	8-173458-1	foaming soap	08/15/2023	01.451.241 Operating Suppli	22.10	230921
326	Master Supply Line, LLC.	8-173950	janitorial supplies	09/05/2023	01.451.241 Operating Suppli	107.95	230921
Total Master Supply Line, LLC.:						130.05	
PA Department of Human Services							
736	PA Department of Human Service	2023-113	Child Abuse Clearance	09/13/2023	01.406.249 General Expense	156.00	230921
Total PA Department of Human Services:						156.00	
PA Municipal Health Insurance							
369	PA Municipal Health Insurance	142710-0	Dental & Vision Coverage & Life	09/07/2023	01.487.196 Health Insurance	2,203.84	230921
Total PA Municipal Health Insurance:						2,203.84	
PA One Call System Inc							
370	PA One Call System Inc	0001019779	Monthly Activity Fee	08/31/2023	01.430.249 General Expense	185.82	230921
Total PA One Call System Inc:						185.82	
Protect Alarms							
401	Protect Alarms	34673	MUB monitoring fire and inspectio	10/01/2023	01.409.318 Alarm/Security S	486.00	230921
Total Protect Alarms:						486.00	
Quigley Chevrolet							
404	Quigley Chevrolet	56105	reprogram glow plug unit 17	07/11/2023	01.430.378 Vehicle Repairs	84.00	230921
Total Quigley Chevrolet:						84.00	
Radius Systems LLC							
1750	Radius Systems LLC	15844	RTU inop remote login	08/31/2023	01.451.372 Repairs & Mainte	190.00	230921
Total Radius Systems LLC:						190.00	
Red Wing Business Advantage Account							
417	Red Wing Business Advantage Ac	202309100254	2023 safety boots Len Deller	09/10/2023	01.413.191 Uniform & Safety	150.00	230921

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total Red Wing Business Advantage Account:						150.00	
Saylor's Lawn & Landscape							
443	Saylor's Lawn & Landscape	17558	irrigation church lane	09/08/2023	01.454.260 Small Tools & Mi	369.65	230921
Total Saylor's Lawn & Landscape:						369.65	
Schindler Elevator Corporation							
444	Schindler Elevator Corporation	8106345043	Quarterly billing 9/1-11/30	09/01/2023	01.409.449 Elevator Mainten	330.84	230921
Total Schindler Elevator Corporation:						330.84	
Signal Service Inc							
460	Signal Service Inc	050075	Willow School zone upgraged and	08/29/2023	01.409.372 Repairs & Mainte	1,836.00	230921
Total Signal Service Inc:						1,836.00	
Stauffer Insurance Group							
85	Stauffer Insurance Group	2023-1132	Auto # 4	09/07/2023	01.486.355 Auto Insurance	13,799.00	230921
85	Stauffer Insurance Group	2023-1132	Auto Add 2023 Mack	09/07/2023	01.486.355 Auto Insurance	787.00	230921
85	Stauffer Insurance Group	2023-1132	Comm pkg # 4	09/07/2023	01.486.351 Property Insuran	20,790.00	230921
85	Stauffer Insurance Group	2023-1132	Comm pkg # 4 outdoor	09/07/2023	01.486.351 Property Insuran	578.00	230921
85	Stauffer Insurance Group	2023-1132	Comm pkg add equip	09/07/2023	01.486.351 Property Insuran	24.00	230921
85	Stauffer Insurance Group	2023-1133	auto # 4 remove 2013 GMC	09/07/2023	01.486.355 Auto Insurance	184.00-	230921
85	Stauffer Insurance Group	2023-1133	Auto # 4 remove 2015 GMC	09/07/2023	01.486.355 Auto Insurance	195.00-	230921
85	Stauffer Insurance Group	2023-1133	comm pkg # 4 remove 2003 Grav	09/07/2023	01.486.351 Property Insuran	9.00-	230921
85	Stauffer Insurance Group	2023-1133	comm pkg # 4 remove 1982 Ingra	09/07/2023	01.486.351 Property Insuran	48.00-	230921
85	Stauffer Insurance Group	2023-1133	comm pkg # 4 remove JD 624G	09/07/2023	01.486.351 Property Insuran	117.00-	230921
Total Stauffer Insurance Group:						35,425.00	
Staver Hydraulics Company Inc							
472	Staver Hydraulics Company Inc	00032925	hose assemblues unit 39	09/05/2023	01.430.374 Equipment Repai	793.04	230921
Total Staver Hydraulics Company Inc:						793.04	
Stengle Bros Inc							
473	Stengle Bros Inc	499810	bolt kits, shock unit 57	08/31/2023	01.430.374 Equipment Repai	186.13	230921
Total Stengle Bros Inc:						186.13	
Sterner's Company							
476	Sterner's Company	12834	Cylinder repair unit 37	08/28/2023	01.430.374 Equipment Repai	564.00	230921
Total Sterner's Company:						564.00	
Times News Inc							
765	Times News Inc	100540000	ZHB 8/29/23	08/17/2023	01.404.404 Legal Zoning Boa	459.85	230921
Total Times News Inc:						459.85	
Turf Equipment and Supply Company							
501	Turf Equipment and Supply Comp	51006941-00	service road call toro mower	09/06/2023	01.454.253 Machinery & Equi	650.00	230921
Total Turf Equipment and Supply Company:						650.00	

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Uline Shipping Supplies							
974	Uline Shipping Supplies	167576097	universal spill kits	08/23/2023	01.430.241 Operating Suppli	279.28	230921
974	Uline Shipping Supplies	167580629	mtg room chair	08/23/2023	01.409.249 General Expense	170.05	230921
Total Uline Shipping Supplies:						<u>449.33</u>	
Veritext Corp.							
513	Veritext Corp.	6809544	ZHB 8/29/23	08/30/2023	01.414.454 Stenographer	435.00	230921
Total Veritext Corp.:						<u>435.00</u>	
Wehrung's Macungie LLC							
1810	Wehrung's Macungie LLC	30017	gap n crack sealant	08/29/2023	01.454.241 Operating Suppli	34.17	230921
1810	Wehrung's Macungie LLC	30031	water softener salt	08/30/2023	01.409.372 Repairs & Mainte	476.80	230921
1810	Wehrung's Macungie LLC	30062	sink hole repair	08/30/2023	01.430.379 Emergency Repa	40.76	230921
1810	Wehrung's Macungie LLC	30096	paint	08/31/2023	01.430.372 Repairs & Mainte	29.97	230921
1810	Wehrung's Macungie LLC	30327	black spray paint	09/06/2023	01.454.241 Operating Suppli	51.96	230921
1810	Wehrung's Macungie LLC	30327	lineman pliers	09/06/2023	01.454.260 Small Tools & Mi	63.94	230921
1810	Wehrung's Macungie LLC	30422	chruch lane bridge repair	09/08/2023	01.438.377 Bridge Repair &	61.15	230921
1810	Wehrung's Macungie LLC	30426	jigsaw blade unit 39	09/08/2023	01.430.374 Equipment Repai	23.98	230921
1810	Wehrung's Macungie LLC	30438	supplies- pest control	09/08/2023	01.454.241 Operating Suppli	60.91	230921
1810	Wehrung's Macungie LLC	30584	supplies for Quarry repairs	09/12/2023	01.409.372 Repairs & Mainte	93.56	230921
Total Wehrung's Macungie LLC:						<u>937.20</u>	
World Fuel Services							
918	World Fuel Services	2541608	diesel	08/31/2023	01.430.231 Vehicle Fuel	810.35	230921
918	World Fuel Services	2547907	diesel	09/07/2023	01.430.231 Vehicle Fuel	1,165.20	230921
918	World Fuel Services	2547936	gasoline	09/07/2023	01.430.231 Vehicle Fuel	1,940.57	230921
Total World Fuel Services:						<u>3,916.12</u>	
Grand Totals:						<u><u>263,687.72</u></u>	

Dated: _____

Commissioner: _____

Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Only unpaid invoices included.

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Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Paid and unpaid invoices included.

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42","138521","138531","2023-1130","138531-0"

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
ARRO Consulting Inc							
1715	ARRO Consulting Inc	0080642	BT Stonehill	05/16/2023	36.414.313 DEV ESC Engineerin	437.50	
1715	ARRO Consulting Inc	0080652	Stone Hill Meadows	05/16/2023	36.414.313 DEV ESC Engineerin	707.65	
1715	ARRO Consulting Inc	0080661	Prologis	05/16/2023	36.414.313 DEV ESC Engineerin	125.00	
1715	ARRO Consulting Inc	0080662	Stone Hill Meadows Ph 2	05/16/2023	36.414.313 DEV ESC Engineerin	1,306.06	
1715	ARRO Consulting Inc	0080665	Beit Simcha	05/16/2023	36.414.313 DEV ESC Engineerin	471.30	
1715	ARRO Consulting Inc	0081749	Mertztown Residential	06/20/2023	36.414.313 DEV ESC Engineerin	62.50	
1715	ARRO Consulting Inc	0081765	5502-5518 Hamilton Blvd	06/20/2023	36.414.313 DEV ESC Engineerin	2,455.00	
1715	ARRO Consulting Inc	0081768	Spring Creek Estates	06/20/2023	36.414.313 DEV ESC Engineerin	254.59	
1715	ARRO Consulting Inc	0081768-0	Spring Creet Estates CU	06/20/2023	36.414.313 DEV ESC Engineerin	400.00	
1715	ARRO Consulting Inc	0081773	Prologis	06/20/2023	36.414.313 DEV ESC Engineerin	255.00	
1715	ARRO Consulting Inc	0083158	Exelo Holding	07/24/2023	36.414.313 DEV ESC Engineerin	862.50	
1715	ARRO Consulting Inc	0083183	Raising Cane's	07/24/2023	36.414.313 DEV ESC Engineerin	4,856.21	
1715	ARRO Consulting Inc	0083186	Hamilton Square	07/24/2023	36.414.313 DEV ESC Engineerin	1,750.25	
Total ARRO Consulting Inc:						13,943.56	
High Swartz LLP							
1734	High Swartz LLP	135812-0	Sauerkraut Ln- Jaindl	05/02/2023	36.404.401 DEV ESC Legal	2,136.00	
1734	High Swartz LLP	135842	Mertztown Subdivision	05/02/2023	36.404.401 DEV ESC Legal	374.50	
1734	High Swartz LLP	138521	DY Stone Hill	06/02/2023	36.404.401 DEV ESC Legal	300.00	
1734	High Swartz LLP	138531-0	4915 Lower Macungie Rd	06/02/2023	36.404.401 DEV ESC Legal	836.37	
1734	High Swartz LLP	138532	Stone Hill Meadows	06/02/2023	36.404.401 DEV ESC Legal	719.50	
1734	High Swartz LLP	141045	Mertztown Rd	07/05/2023	36.404.401 DEV ESC Legal	554.00	
1734	High Swartz LLP	141068	Hamilton Dental	07/05/2023	36.404.401 DEV ESC Legal	1,668.00	
1734	High Swartz LLP	143368	Hamilton Dental	08/02/2023	36.404.401 DEV ESC Legal	1,416.00	
1734	High Swartz LLP	143373	Raising Cane's	08/02/2023	36.404.401 DEV ESC Legal	1,739.00	
1734	High Swartz LLP	143391	Spring Creek Estates Lot 2 & 4	08/02/2023	36.404.401 DEV ESC Legal	252.00	
1734	High Swartz LLP	143420	Signature Senior Living	08/02/2023	36.404.401 DEV ESC Legal	1,470.50	
Total High Swartz LLP:						11,465.87	
Ronald R Muse							
2097	Ronald R Muse	2023-1130	Right of Way Sauerkraut Ln	09/12/2023	36.414.249 DEV ESC Vendor Ex	15,000.00	230921
Total Ronald R Muse:						15,000.00	
Grand Totals:						40,409.43	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Developer Escrow Refunds							
1982	Developer Escrow Refunds	2023-1110	Escrow Release # 1- ABE Doors	08/31/2023	36.250150 Developer Refunds	270,078.50	
Total Developer Escrow Refunds:						270,078.50	
Grand Totals:						270,078.50	

Dated: _____

Commissioner: _____

MEMORANDUM

TO: Bruce Beitel, Township Manager
FROM: Bryan McAdam, P.E., Township Engineer
DATE: September 15, 2023
SUBJECT: Engineering Report/Project Status

TOWNSHIP PROJECTS1. **MS4 Stormwater Management (CKS #12500-58)**

CKS Engineers is assisting the Township staff with tasks necessary for the MS4 Permit (i.e., outfall inspections, mapping updates, providing public outreach/education notices, etc.). The Brandywine Swale project has been completed. CKS is coordinating with the contractor regarding punchlist items. Township staff continues to coordinate with CKS staff regarding the next projects needed for MS4 compliance. The Wild Cherry Swale, Princeton Road Swale and Harvest Fields Basin Projects have been awarded. The contract documents were finalized. The preconstruction meeting was held on August 3, 2023. **Construction is underway.**

In addition to the various projects and reporting, CKS has assisted the Township staff with ordinance amendments as needed to incorporate various PADEP requirements. The ordinances were approved at the October 20, 2022, Board of Commissioners meeting.

2. **Orchard Lane – Proposed Railroad Crossing Closure (CKS #12502-51)**

Orchard Road has been officially closed. Construction of the drainage improvements and landscaping is complete. CKS Engineers is preparing design plans, permit applications and specifications for the closure of an existing at grade railroad crossing and the creation of one cul-de-sac on Orchard Lane. CKS is reviewing cul-de-sac design options. CKS distributed revised right of way documents to PennDOT for an update to the Liquid Fuels map.

3. **Compost Facility Access Drive (CKS #12500-61)**

CKS Engineers is preparing the design of the access drive to the Township compost facility from the proposed Sauerkraut Lane extension. A preliminary design was distributed for comment on April 21, 2020. The design has been discussed with the Township and the Prologis Team. Easement and right of way exhibits were distributed the week of September 14th. The design has been revised following feedback from Township staff to shorten the access drive and eliminate the need for a stormwater management facility. The plans are complete, and specifications are being prepared for public bidding. Coordination regarding construction timing relative to Sauerkraut Lane construction is ongoing.

4. **Maulfair Drive Drainage (CKS #12500-62)**

CKS Engineers has completed the design of the proposed drainage improvements to the cul-de-sac as well as Maulfair Place. The bid was awarded, and the preconstruction meeting has been held. The project is complete and in the maintenance period.

5. Gehman Road Bridge (CKS #12502-58)

CKS Engineers, Inc. has completed the design and bid documents for a full bridge replacement. The General Permit was obtained from DEP. The bid was awarded to DOLI Construction at the December 2, 2021, Board of Commissioners meeting. The preconstruction meeting was held on May 26, 2022. Construction is complete, the bridge was opened to traffic.

6. Road Programs

CKS, with assistance from the Township staff, has prepared contract documents for the 2023 Road Programs, including the Fog Seal, Crack Seal, Ralumac, Novachip and Line Striping/Pavement Marking projects. The Crack Seal program bid was awarded at the March 2, 2023, Board meeting. The Fog Seal, Ralumac, and Novachip projects were awarded at the April 6, 2023, Board Meeting. The line striping and pavement markings specifications were out to bid, however no bids were received. The Township and CKS were able to get the bulk of the work shifted to the Consortium. The line striping will be handled by the Consortium; Public Works is coordinating the pavement markings for internal application as well as adding the work into the 2024 Road Program.

7. GIS Services

CKS Engineers, Inc. has prepared a GIS system for the Township. The sanitary sewer component is in place, and we are working on storm sewer, roadway maps, etc. as well as updates and additions of recent projects.

8. Permitting and Inspection

CKS Engineers, Inc. is actively reviewing and inspecting building permit plans, Earth Disturbance and Drainage Permit Applications and Road Opening Permits as needed.

9. Brookside Rd./Buckeye Rd.

CKS Engineers, Inc. has coordinated with Township staff regarding the outstanding improvements. An extension of the PennDOT HOP has been submitted. CKS has obtained specification information for the required signal modifications.

10. Dragonfly Lane

CKS Engineers, Inc. has coordinated with Township Staff and PennDOT to close the intersection of Dragonfly Lane with PA Route 100. Correspondence from the Township was sent in April 2020 requesting the closure. PennDOT will require preparation of plans and a highway occupancy permit (HOP) to show the proposed physical improvements/removals necessary for this closure.

11. Community Center

CKS is working with the Township staff and contractor to address outstanding site related issues. CKS had assisted the Township with solutions to repair roof issues on the building. The Board awarded the bid to Pro Com Roofing at the December 2, 2021, Board of Commissioners meeting. The roof repairs have all been completed. The NPDES Permit for the sitework was extended. Completion of corrections to the rain garden will be addressed this spring. In addition, CKS is

coordinating with the Lehigh County Conservation District (LCCD) regarding remaining work in regard to project closeout and as-built plans. Community Center Expansion Public Improvements Completion Project was awarded at the May 4, 2023, Board Meeting. The sitework is complete. CKS has scheduled the basin as-built surveys. Once complete, the Notice of Termination will be prepared and submitted to the LCCD.

12. Traffic Concerns

CKS continues to work with the Township staff on various traffic related concerns, i.e., stop sign placement, speeding/speed studies.

13. Macungie Road Bridge

In response to concerns regarding capacity to allow the Township firefighting apparatus to use the bridge, CKS worked with a structural engineer to analyze the bridge and prepare a report outlining recommendations to raise the allowable weight limit. The analysis and report have been issued, with proposed structural enhancements. As these enhancements are not critical, we anticipate that the work will be done in the future.

14. Sauerkraut Lane Extension

Construction is underway for this project. A majority of the road has been installed to base paving to date. Delays with utility pole relocation and the railroad crossing have pushed the anticipated completion date to spring of 2022. Permitting for the portion near Route 100 is in progress. Based on information available, construction may commence in the spring of 2022 for this remaining section as well as the Route 100 improvements. Work on the rail crossing signal was completed April 28, 2023. The asphalt paving at the track crossing area and remainder of roadway base paving between Quarry Road and Spring Creek Road was completed the week of May 15. CKS has commenced with site inspection for the purpose of generating a punchlist.

CKS is preparing design and bid documents for wayfinding signage for the Sauerkraut Lane Extension. The design is nearly complete.

15. 2023 Sanitary Sewer Projects

The project specifications for the 2023 sanitary sewer CIPP project were awarded at the April 6, 2023, Board Meeting. **The work has commenced. See below**

16. Spring Ridge Park Playground

CKS is coordinating with Township staff to design upgrades to the park facilities.

17. Township Trail System

CKS is coordinating with Township staff on various trail system projects and planning. A schedule for various trail projects was discussed with the Township. **Aerial photography has been completed.** A grant was received for funding for the trail section in front of the Hillside School. On June 30th 2023, The Hillside School Board of Trustees approved the installation of the trail along the perimeter of the property with the provision of adding an additional 1.5-inch wearing course of asphalt specification. **We anticipate installation of that section in the summer of 2024.**

18. Township Bridge Survey and Maintenance Plan

CKS is working with Township staff to update and prioritize bridge inspections, repairs and potential replacements. A township wide bridge survey was completed and was distributed to the Township on October 17, 2022. CKS is coordinating with Township staff regarding future replacements and repairs.

19. Adaptive Signals Project

CKS is coordinating with McMahon Associates to finalize plans and details for construction of a project to update hardware and data transmission for various signals along Hamilton Boulevard. Work is expected to start soon. In addition, a survey of the existing conduit is being conducted, to confirm whether blockages may exist. **The Township had applied for a Green Light Go grant, and was successful. The grant will address upgrades to three existing signals in addition to those that are included in the adaptive signal contract currently in progress.**

20. Grant Applications

In coordination with Township staff, CKS has prepared applications for three grant applications, one each for sanitary sewer relining, storm sewer relining and MS4 related stormwater projects. Resolutions for the grants were approved at the December 15, 2022, Board agenda for inclusion with the grant application packages. The grant applications were submitted on December 21, 2022.

XX. Gun Club Road Bridge

The existing bridge will be replaced with a ConTech concrete arch culvert/bridge. CKS is nearly finished with the design drawings. The permit applications will be submitted shortly. We will prepare the bid package concurrently during the permit review. We anticipate the project going to bid early 2024, with construction summer of 2024.

NEW SUBDIVISION/LAND DEVELOPMENT PROJECTS21. Macungie Manor – Conditional Use Application – Twp. #DE-20-005 (CKS #12506-60)

The applicant is requesting Conditional Use approval for a Retirement/Life Care facility (three buildings and associated parking) on the west side of Hillview Road in the S-Suburban Residential Zoning District. The third CKS Engineers, Inc. review was distributed on November 4, 2020. The application was recommended for approval at the November 10, 2020, Planning Commission meeting. The Conditional Use decision was issued.

The applicant has submitted a sketch plan proposing attached single-family dwellings (Twins) that was discussed with Township staff. There has been no activity on this project in quite a while.

22. 2740 Riverbend Road – Subdivision – Twp. #DE-20-007 (CKS #12506-64)

The applicant is proposing a two-lot subdivision. The plan received a favorable recommendation from the Planning Commission at the meeting held on August 11, 2020. The project received conditional approval from the Board of Commissioners at the meeting held on October 1, 2020. Revised plans were reviewed and recommended for recording.

23. 6300 Lower Macungie Road – Mill Creek Pointe Apartments – Conditional Use and Land Development – Twp. #DE-20-009 (CKS #12506-72)

The applicant proposes to develop the 45.6-acre parcel to contain six (6) 30-unit apartment buildings. The proposed development requires conditional use approval. The submissions were reviewed, and the CKS review was distributed on October 7, 2020. Subsequently, the applicant submitted revised Conditional Use application documents, which were reviewed. The CKS review was distributed on May 5, 2022. A new Conditional Use submission was received on June 20, 2023; the CKS review was distributed on August 1, 2023. The project was discussed at the August 8, 2023, Planning Commission meeting.

24. 4103 Indian Creek Road – Sketch Plan – Twp. #DE-20-010 (CKS #12506-73)

The applicant proposes to subdivide a 13-acre parcel at the intersection of Olympic Drive and Indian Creek Road into 26 building lots, with two lots for stormwater management. A sketch plan was submitted and the CKS review was distributed on October 5, 2020.

25. 3500 Brookside Road – Gristmill Apartments – Land Development - Twp. Project #LMT-19-041 (CKS #12506-100)

The applicant proposes 44 apartments in three buildings in the U – Urban Residential Zoning District. The application received a recommendation for Conditional Use approval at the January 11, 2021, Planning Commission meeting. Conditional Use approval was granted at the March 3, 2022, Board meeting. Revised Land Development Plans were submitted. The CKS review was distributed on January 3, 2023. The project was discussed and tabled at the January 10, 2023, Planning Commission meeting. The applicant is in the process of doing exploratory work along Brookside Road to confirm whether there are any utility conflicts with existing storm piping or other utilities. **Revised plans were submitted, and the CKS review was distributed on September 8, 2023. The project was discussed and tabled at the September 12, 2023, Planning Commission meeting.**

26. 3510 Macungie Road - Land Development - Twp. #DE-20-012 (CKS #12506-101)

The applicant proposes to develop the approximately 11.66-acre parcel at the northwest intersection of Macungie Road and Indian Creek Road (S.R. 2018) in the S – Suburban Residential Zoning District to construct thirty-two (22) single family detached dwellings. The project was discussed at the February 14, 2023, Planning Commission meeting and was tabled. A revised subdivision/land development plan submission was submitted; the CKS review was distributed on April 5, 2023. **The project was discussed and recommended for approval at the September 12, 2023, Planning Commission meeting.**

27. Mertztown Road Subdivision – Twp. #DE 21-001 (CKS#12506-102)

The applicant proposes 400-unit residential subdivision, as contemplated in the Spring Creek Properties Settlement Subdivision (SCPSS). CKS reviews was distributed in early October. The plan was discussed and at the October 12, 2021, Planning Commission meeting and received a recommendation for approval. The plan received approval at the January 3, 2022, Board of Commissioners meeting. An amended final plan resolution was approved at the December 1, 2022, Board meeting, in regard to the roadway connections into Upper Macungie Township. CKS will review the final plan with the respective design adjustments upon receipt.

28. 3109 Macungie Road (The Cove at Millbrook) - Sketch Plan – Twp. Project #DE-21-009 (CKS #12506-115)

The applicant proposes to subdivide the approximately 15.41 acre vacant parcel at the northeast intersection of Macungie Road and Sauerkraut Lane in the S – Suburban Residential Zoning District into sixteen (16) lots for single family detached dwellings. The plan was reviewed and the CKS review letter was distributed on April 7, 2021. The project was discussed at the April 13, 2021, Planning Commission meeting. Preliminary/Final subdivision plans were reviewed; the CKS Engineers review was distributed on May 3, 2022. The application was recommended for approval at the May 9, 2020, Planning Commission meeting.

29. 3370 Route 100, Woodmont Properties, LLC – Conditional Use and Land Development – Twp. Project #DE-21-002 (CKS #12506-105)

The applicant proposes a mixed-use land development of a 14.19-acre parcel (the Allen Organ building) at the southeast intersection of PA Route 100 and Woodmont Circle in the C-Commercial Zoning District. The residential component of the project will contain eight apartment buildings, (99 “carriage apartments” in total). The commercial component will include two buildings, with 13,300 total SF retail/commercial building with 21 apartments (total) above the commercial space. The application requires conditional use and land development approvals. The Conditional Use application received approval as noted in the March 17, 2022, Conditional Use Adjudication. The Board granted preliminary/final approval at their meeting held on August 18, 2022. A check set was submitted by the applicant; **review comments were distributed to the applicant’s team.**

30. 6503 Lower Macungie Road - Ricky Kulik Real Estate, LLC – Twp. #LMT 18-029 (CKS #12506-111)

The applicant proposes to construct a funeral home with a crematory and associated utility, parking, and stormwater management improvements. The site is located on the northwest corner of the intersection of Lower Macungie Road and Mill Creek Road in the U – Urban Residential Zoning District. The applicant had received approval from the Board of Commissioners as memorialized in Approval Resolution 2019-16. This proposal includes changes to the stormwater management system and the parking as previously considered. The CKS review was distributed on May 6, 2021, and received a recommendation for approval at the May 18, 2021, Planning Commission meeting. The application received approval from the Board of Commissioners at the June 3, 2021, meeting. This project has been inactive for a while.

31. Suburban Carwash – Amended Final Plan - Twp. # LMT 17-060 (CKS #12506-112)

The applicant is proposing to expand and retrofit the existing Suburban Car Wash facility along with the addition of five vacuum stations. The applicant received approval from the Board of Commissioners as memorialized in Approval Resolution 2017-36. The currently proposed improvements consist primarily of the extension of the queueing lanes and removal of the previously proposed tunnel car wash feature. The project received approval at the October 21, 2021, Board of Commissioners meeting as indicated in approval resolution 2021-49. The applicant requested an amendment to the approval resolution. The amended approval resolution was approved at the December 16, 2021, Board meeting. The applicant is responding to comments from the Lehigh County Conservation District. The sewage flow meter has not yet been installed.

32. 1345 Minesite Road – Advance Healthcare of Allentown (CKS #s12506-114, 12506-114:01)

The applicant is proposing a 46-bed Lifecare Facility with parking and stormwater management facilities on the currently vacant parcel. The site is proposed to be served by public water and sanitary sewer. The Conditional Use application was approved by the Board of Commissioners on July 15, 2021; the adjudication was distributed on August 10, 2021. The land development plan received approval from the Board of Commissioners at their September 2, 2021, meeting. The plans are in a position to be recorded, pending receipt of the PennDOT HOP.

33. Spring Creek Settlement Lot 12 Land Development – Twp. #19-048 (CKS #12506-65)

The applicant proposes a 337,000 SF distribution center/warehouse on an approximately 32.96-acre parcel in the HI-SC Highway Industrial-Spring Creek Zoning district with frontage on Spring Creek Road (SR 3001) and the proposed Sauerkraut Lane extension. The project will be served by stormwater management facilities, public water and public sanitary sewer as well as parking areas. The CKS review was distributed on June 2, 2021, and the plan received a recommendation for approval at the June 8, 2021, Planning Commission meeting. The application received approval from the Board of Commissioners at their meeting of August 5, 2021. CKS is working with the applicant's engineer on conditions of approval and plan revisions. Revised final plans to meet conditions of approval were reviewed and found to be acceptable. Exhibits for the Development Agreement have been prepared and distributed. We anticipate the plan to be recorded shortly.

34. Buckeye Macungie Solar, LLC - Conditional Use – Twp. #21-012 (CKS #12506-118)

The applicant is proposing an Alternative Energy Facility; a Solar Energy Facility on a project area of 30.86± acres, consisting of more than 2,900 solar panels, conduit, inverters/transformers, a power collector substation, an interconnect to an adjoining substation, transmission lines, an access driveway and security fencing. The project received Conditional Use approval at the September 2, 2021, Board of Commissioners meeting.

35. Buckeye Macungie Solar, LLC - Land Development – Twp. #21-012 (CKS #12506-118:01)

The applicant is proposing an Alternative Energy Facility; a Solar Energy Facility on a project area of 30.86± acres, consisting of more than 2,900 solar panels, conduit, inverters/transformers, a power collector substation, an interconnect to an adjoining substation, transmission lines, an access driveway and security fencing. The Board of Commissioners approved the land development plan at their October 7, 2021, meeting. Revised plans were submitted to meet conditions of approval and are under review. CKS is working with the applicant's engineer on conditions of approval and plan revisions. The applicant has withdrawn their NPDES Permit application.

36. The Shelby Restaurant – Sketch Plan Twp. #DE-21-017 (CKS #12506-121)

The applicant proposes a 4,543 SF covered patio structure connected to the existing restaurant building in the HC - Highway Commercial Zoning District. The land development plan submission was discussed at the February 8, 2022, Planning Commission meeting and received a recommendation for approval. The plan received Board of Commissioners approval at their March 3, 2022, meeting. Revised plans to meet conditions of approval were submitted; the CKS review was distributed on May 16, 2022. The application received Amended Final Plan approval

at the March 3, 2022, Board meeting as noted in Approval Resolution 2022-13. The building permit was issued in October 2022. **Construction is underway.**

37. 4611 Hamilton Boulevard – Ciocca Properties, LP, Parking Lot Addition – Land Development Lower Macungie Township Project #DE-21-022 (CKS #12506-126)

The plan appears to propose the consolidation of several smaller parcels with the larger parcel that currently contains the Ciocca Subaru dealership. The parking lot addition will reconfigure an area of existing parking that is partly on pavement and partly on stone. An underground stormwater management facility with mechanical water quality feature, as well as a gateway sign are proposed. The application received a recommendation of approval at the April 12, 2022, Township Planning Commission meeting, and received approval from the Board of Commissioners at the May 5, 2022, meeting as noted in Approval Resolution 2022-31. CKS has reviewed the check set as submitted and is coordinating with the applicant's engineer regarding a few items of concern.

38. The Fields at Brookside – Kay Builders - Subdivision and Land Development - Twp. # DE-21-023 (CKS #12506-127)

The applicant is proposing to construct a 66-lot single family residential subdivision within the open space areas at the existing Brookside Country Club. The subdivision as well as all associated stormwater management facilities and utilities are located entirely within Macungie Brough. The Lower Macungie involvement is due to the frontage improvements along Willow Lane (S.R. 3003). The submission was reviewed. The CKS review was distributed on December 8, 2021. The project was discussed at the December 14, 2021, Planning Commission meeting and was tabled. Revised plans have been submitted and were reviewed. The project received approval at the September 15, 2022, Board of Commissioners meeting. CKS is working with the applicant's engineer and Township staff regarding the PennDOT permit.

39. 6659 Stein Way (Spring Creek Estates Lot 2) – Conditional Use and Land Development – Twp. #DE-22-010 (CKS #12506-140) and 1255 Danner Road (Spring Creek Estates Lot 4) – Conditional Use and Land Development – Twp. #DE-22-011 (CKS #12506-141)

The applicant proposes to develop the approximately 2.16-acre parcel on the southwestern corner of Stein Way and Lower Macungie Road (S.R. 2021) as well as the approximately 1.51 acre parcel on the eastern corner of Danner Road and Church Lane in the U – Urban Zoning District. The proposed improvements include 8 single-family attached townhomes (two, four-unit buildings) on each site with associated parking and will access Danner Road via proposed driveways. The project was discussed at the October May 6, 2023, Planning Commission meeting, and tabled. Revised plans have been submitted and were reviewed. The application received a recommendation of approval at the June 13, 2023, Planning Commission meeting, and received approval from the Board of Commissioners at the July 20, 2023, Board meeting.

40. 1040 S. Krocks Road (Sand Springs of Lower Macungie) - Sketch Plan(s) Twp. #DE-22-001 (CKS #12506-131)

The applicant proposes to develop the approximately 1.73-acre parcel on the westside of South Krocks Road, opposite Kart Drive in the U – Urban Zoning District. Two sketch plans were submitted, each proposing 10 single-family attached townhomes and off-street parking areas, as well as an area for stormwater management. The parcel is currently vacant. The plans were reviewed, the CKS review was distributed on January 26, 2022, and the plans were discussed at

the February 8, 2022, Planning Commission meeting. There has been no activity on this application for quite a while.

41. 617 North Krocks Road - Sketch Plan Twp #DE-21-021 (CKS #12506-125)

The applicant proposes a mixed-use development on the 54.4-acre site at the northeast corner of the North Krocks Road (T-498) and Fred Jaindl Memorial Highway (S.R.0222) intersection in the HC- Highway Commercial Zoning District. The applicant proposes to construct 372 apartment dwelling units, a 160-room hotel, and 20,000 square feet of new retail space. The plan indicates 779 parking spaces proposed for the residential portion of the site and 375 parking spaces for the commercial portion of the site, along with a clubhouse and five (5) stormwater detention basins. There are two existing buildings, one within the parcel Resurrection Cemetery property and the other on the subject property along N. Krocks Road. The CKS review was distributed on August 1, 2022, and the project was discussed at the August 9, 2022, Planning Commission meeting. A Conditional Use application was submitted. The CKS Engineers, Inc. review was distributed on November 1, 2022. The Conditional Use hearing was held on February 16, 2023. The Conditional Use decision was approved at the March 16, 2023, Board of Commissioners meeting.

A lot line adjustment plan was submitted for review. The CKS review was distributed on September 15, 2023.

42. 6709 Mountain Road – DY Stone Hill, LLC - Sketch Plan Twp #DE-21-013 (CKS #12506-117)

The applicant proposes to subdivide the approximately 10.80 acre parcel (as noted on the Lehigh County database) northeast of the intersection of Mountain Road and Gehman Road in the R – Rural Zoning District into two (2) lots. The first proposed lot containing approximately 7.49 acres of open space and the second (2.00 acres) encompassing the existing house and barn proposed to maintain access utilizing the existing driveway off of Mountain Road. The plan indicates that no land development is currently proposed. The application was recommended for approval at the May 9, 2020, Planning Commission meeting. Revised plans were submitted and reviewed. The CKS review was distributed on July 13, 2023, and the application received approval at the July 20, 2023, Board of Commissioners meeting. The plan will be recorded shortly.

43. 5037 Wild Cherry Lane – Seven Development Group, Inc. - Sketch Plan Twp DE-21-010 (CKS #12506-116)

The applicant proposes to develop an existing 10.1-acre parcel on the north side of Wild Cherry Lane in the S – Suburban Zoning District and the Cluster Overlay District with twenty (20) single-family detached dwellings. The plans indicate a single cul-de-sac intersecting with Wild Cherry Lane north of the intersection of Wild Cherry Lane and Valley Stream Lane. The CKS review was distributed on September 6, 2022. There has been no activity on this application in quite a while.

44. 361 Schantz Road & 4511 Cedarbrook Road Development, Landston Equities, LLC - Zoning Text Amendment Application and Sketch Plan Twp. #DE-22-009 (CKS #12506-139)

The applicant proposes a mixed-use development on two parcels totaling 58.86 acres (PIN # 547589999034 1 & 547599803773 1) between Schantz Road, Cedarbrook Road, Fred Jaindl Memorial Highway (S.R.0222), and Interstate 78 (RT 309 SR 0039) in the HE- Highway Enterprise Zoning District. The applicant proposes to construct 350 apartment dwelling units, an outdoor recreation and entertainment use, 164,500 square feet of new retail space, a 4,500 square foot convince store with gas and a 40-room hotel. The plan indicates 2,017 parking spaces proposed

for the site, eleven (11) stormwater management areas. The site is currently cultivated fields and a former industrial development that has been demolished. The CKS Engineers, Inc. review was distributed on November 3, 2022, and the application was discussed at the November 8, 2022, Planning Commission meeting and tabled. The project received a recommendation for Conditional Use Approval at the June 13, 2023, Planning Commission meeting. The Conditional Use hearing was held on July 20, 2023. The Conditional Use decision received approval at the August 3, 2023, Board of Commissioners meeting.

45. 7624 & 7627 Mountain Road Subdivision Plan - Township #DE-22-014 (CKS #12606-142)

The applicant proposes to subdivide two (2) parcels: the first, 7624 Mountain Road contains approximately 87.65 acres on the south side of Mountain Road near the intersection of Schoeneck Road with an existing farmstead into three (3) lots - two (2) residential lots and a third lot with a preservation easement of approximately 75.14 acres. The second parcel, 7627 Mountain Road, is a vacant parcel of approximately 21.22 acres with frontages on both Mountain Road and Schoeneck Road, is proposed to be subdivided into two (2) lots, one (1) residential lot and a second lot with a preservation easement of approximately 17.78 acres. Both parcels are in the R – Rural Zoning District. Subdivision plans were submitted and the CKS review was distributed on January 31, 2023. The plan was discussed at the February 14, 2023, Planning Commission meeting and tabled.

46. 801 North Broad Street – Conditional Use – Township #DE-22-015 (12506-143)

The applicant proposes to develop the approximately 1.11 acre parcel on the east side of North Broad Street adjacent to the Hamilton Crossings Shopping Center in the WC – Wescosville Commercial Zoning District. The proposed improvements include a mixed-use office / apartment building with the associated parking areas and a tot lot & play area. No stormwater management facilities are shown. The plan indicates two driveways from North Broad Street. The CKS Engineers, Inc. review was distributed on February 9, 2023. The Conditional Use application was discussed at the June 13, 2023, Planning Commission meeting and received a recommendation for approval. The Conditional Use hearing was held on August 3, 2023. **The Conditional Use adjudication was distributed on September 8, 2023.**

47. Home Depot, Condo Lot #2 - Hamilton Boulevard – Land Development Plan LMT #05-61 (CKS #12506-122:01)

The subject parcel, containing a total of approximately 20.78 acres, is on the north side of Hamilton Boulevard in the C-Commercial Zoning District. The overall site was previously approved to subdivide and develop the eastern parcel to construct a home improvement store with a separate (single) retail building on Lot 2. Most of the improvements (parking lot access driveway, storm water management system, sanitary sewer collection, water distribution system, and lighting) have been installed. A modification to the Approved Preliminary Final Land Development Plan was amended with the Township Resolution NO. 2022-53 dated August 18, 2022, to modify the layout of the proposed home improvement store, remove the previously proposed separate retail building, and introduce three (3) condo units for future for retail buildings within the area of Lot 2. The proposed home improvement store is currently under construction. This is the first Land Development application for Condo Unit 2. The current application is submitted as a Revised Final Land Development Plan to construct a 10,004 square foot retail building on Condo Unit 2 with the associated parking facilities and utility services. Revised plans were submitted. The CKS Engineers, Inc. review was distributed on February 9, 2023. The plan received a recommendation for approval at the February 14, 2023, Planning Commission

meeting. The application received approval from the Board of Commissioners at the March 2, 2023, Board meeting. **The applicant has submitted revised plans for review.**

48. 2024 Elbow Lane – Martinez Parcel - Minor Subdivision LMT #DE-22-016 (CKS #12506-145)

The applicant proposes to subdivide an approximately 2 acre parcel in the S – Suburban Zoning District on the west side of Hess Circle near the intersection of Elbow Lane into two (2) residential lots. There is an existing dwelling on the parcel that utilizes a driveway access through the neighboring properties of Paul Spaulding and Todd & Elizabeth J. Hanzl. The plan does not indicate a proposed driveway location for the proposed lot and provides limited information for the sanitary water and sewer supply systems. The CKS review was distributed on January 5, 2023. Revised plans have been submitted and were reviewed. The CKS review was distributed on July 3, 2023. The project received a recommendation for approval at the July 27, 2023, Planning Commission meeting. **The project received approval at the September 7, 2023, Board of Commissioners meeting.**

49. 1741Trexlerstown Road Subdivision Preliminary/Final Subdivision and Land Development LMT #LMT 16-053 (CKS #12506-144)

The applicant proposes to subdivide the approximately 2.4-acre parcel on the East side of Trexlerstown road just north of the intersection with Spring Creek Road in the S – Suburban Residential Zoning District into (5) five lots, (4) four of the five lots are proposed to be single family detached dwelling units and the fifth lot is proposed to remain as an Advertising Sign use for the existing billboard. The plan proposed individual access driveways for each lot. The plan indicates that the lots are to be served by public sanitary sewer and public water and depicts connections to an 8” water main near the Life Church property and a sanitary sewer connection to the Lehigh County Authority sanitary sewer interceptor on the southern side of the property. This project had been under consideration previously and was resubmitted following the request for a time extension to allow the project to continue. The CKS review was distributed on January 18, 2023.

50. 2072 Elbow Lane Minor Subdivision and Land Development LMT # DE-23-001 (CKS # C0004678.00)

The applicant proposes to subdivide the subject parcel on southern corner of Elbow Lane and Gregory Drive in the S – Suburban Residential Zoning District into three (3) lots. The existing dwelling with frontage on Elbow Lane is to remain on one lot; two proposed lots will be new building lots with frontage on Gregory Drive. Gregory Drive is currently under construction as part of the Mountain View Estates subdivision. The existing dwelling is served by a well and an on-lot septic system. The two new building lots will be served by on lot stormwater management facilities, public water and public sanitary sewer. The application was recommended for approval at the May 9, 2023, Planning Commission meeting. The plan received approval from the Board of Commissioners at the August 3, 2023, Board meeting.

51. Raising Cane’s, Trexler Business Center Hamilton Boulevard LMT # DE-23-002 (CKS # C0004727.00)

The applicant proposes a 3,589 square foot drive-thru establishment on Unit 6 of the previously approved and partially complete Trexler Business Center. The subject parcel, containing approximately 1.35 acres on the south side of Hamilton Boulevard in the C-Commercial Zoning District. The plan received a recommendation of approval at the July 27, 2023 Planning Commission meeting. The plan received approval from the Board of Commissioners at the

August 3, 2023, Board meeting. **CKS is coordinating check set plan revisions with the applicant's engineer.**

52. 5329 Hamilton Boulevard/Hamilton Square Sketch Plan LMT # DE-23-003 (CKS # C0004782.00)

The applicant proposes to consolidate five (5) existing lots creating an approximately 1.45-acre parcel on the north side of Hamilton Boulevard in the WC - Wescosville Commercial Zoning District and is surrounded on the other 3 sides by Hamilton Crossings Shopping Center. The proposed improvements include 10,000 square feet of retail and dining space divided between two buildings. The plan was discussed at the July 27, 2023, Planning Commission meeting. The CKS review was distributed on August 1, 2023.

53. 6130 Sauerkraut Lane - Minor Subdivision LMT # DE-23-004 (CKS # C0004780.00)

The applicant proposes to subdivide the approximately 22.5-acre parcel northeast of the intersection of Willow Lane (SR 3003) and Sauerkraut Lane in the SR – Semi-Rural Zoning District into two (3) lots; lot one, comprising approximately 1.00 acres, lot two comprising of approximately 1.05 acres, and the third lot (18.94 acres) contains the existing buildings. Additionally, new single family detached dwellings and driveways on to Willow Lane are proposed on lots 1 and 2. The existing structures and driveway to Sauerkraut Lane are proposed to remain. The plan indicates that no land development is currently proposed on lot 3. The plan was discussed at the July 27, 2023, Planning Commission meeting and was recommended for technical review. The CKS review was distributed on July 31, 2023.

SANITARY SEWER PROJECTS

54. Meetings with LCA – CKS Engineers, Inc. is working with the LCA and Township staff regarding metering of the Township system to reduce the Inflow and Infiltration concerns and reduce unnecessary flows to the Kline's Island treatment facility. We also attend the regular meetings of the LCA as well as the WLSP/LCA as needed.

55. The project specifications for the 2023 sanitary sewer CIPP project were awarded at the April 6, 2023, Board Meeting. Contract documents were executed. The Notice to Proceed was sent to the contractor on August 10, 2023, **and work continues. The lining work is approximately 30% complete.**

56. We have reviewed a draft of the interim Act 537 Plan with the Township and the LCA, provided comments and reviewed the updated version. The final version was distributed to all participating municipalities and was reviewed by CKS Engineers, Inc. The Township Planning Commission recommended the plan for approval at their May 13, 2020, meeting. CKS Engineers, Inc. has forwarded the recommendation to the LCA. The Board of Commissioners approved the plan at their August 6, 2020, meeting. PADEP has approved the Interim Act 537 plan.

57. CKS Engineers, Inc. coordinated with the Township and the LCA to review tapping fees and recommend adjustments. Resolution 2020-27 to incorporate updated tapping fees was approved at the September 3, 2020, Board of Commissioners meeting.

58. CKS Engineers, Inc. has worked with the Township Solicitor and Township staff to update the Chapter 18 - Sewage Disposal/Wastewater ordinance. The ordinance was adopted at the October 1, 2020, Board of Commissioners meeting.

PROJECTS UNDER CONSTRUCTION

59. Taco Bell – Twp. #DE-20-002 (CKS #12506-53) – The sitework is nearly complete. To date, a punchlist has not been requested.
60. Greentree Industrial Park Twp. #LMT-18-054 (CKS #12506-54) - The construction is complete and acceptable to CKS. The LCCD/DEP Notice of Termination is needed.
61. Spring Creek Properties, Lots 9, 10 Twp. #LMT-18-068 (CKS #12506-55) - The final plan, development agreements, escrow, etc. are complete. Construction is complete and a punchlist is being prepared for project closeout.
62. Jaindl Commercial Park North - Twp. #LMT-19-043 (CKS #12506-59) – The preconstruction meeting was held with the LCCD on June 10, 2020. The Township preconstruction meeting was held on June 19, 2020. Construction is nearly complete. Work is ongoing in response to the CKS punchlist. Items remain to be completed.
63. Beit - Simcha - Twp. #LMT-13-052 (CKS #12506-95) – The preconstruction meeting was held on November 2, 2020. Construction has stopped. The NPDES Permit has expired. The NPDES Permit must be renewed prior to the restart of construction. Construction of the building continues. Right of way and lot paving has not been installed.
64. 3P Holdings, LLC - Twp. #LMT-19-043 (CKS #12506-59) – The preconstruction meeting was held on October 14, 2020. Construction is underway. Work is ongoing in response to the CKS punchlist; two items remain to be completed.
65. Stone Hill Meadows Phase 2– Twp. #LMT 16-062 (CKS #12506-66) – We have met with the developer and site contractor to discuss ongoing erosion control and drainage concerns. Repairs and corrections are underway. The updated CKS punchlist was distributed on June 15, 2023.
66. CVS Pharmacy Route 100 & Willow Lane – Twp. #LMT 15-043 (CKS #12506-97) – An updated punchlist has been prepared. No update has been provided by the contractor.
67. Spring Creek Properties Lot 7 – #LMT 18-051 (CKS #12506-77) - CKS has transitioned into a full-time inspection role for this project. A final punchlist will be distributed shortly.
68. Grandview/Weis Markets – Twp. #LMT 14-043 (CKS #12506-89) – Construction is nearly complete. The punchlist is being prepared.
69. Shepherd's Corner – Twp. #LMT 09-18 (CKS #12506-63) – The preconstruction meeting was held on January 22, 2021. Construction is nearly complete. Work is ongoing in response to the CKS punchlist, a few items remain to be completed.
70. Millbrook Farms VI Twp. #LMT 17-066 (CKS #12506-71) – Home construction continues. The applicant has requested commencement of project closeout process. Work is ongoing in response to the CKS punchlist. **CKS is reviewing the as-built plans and new information from the applicant.**
71. Mountain View Estates Twp. #18-059 (CKS #12506-98) – The preconstruction meeting was held on June 10, 2021. Construction is underway. **The infrastructure is complete.**

72. Air Products – New Headquarters Twp. #18-069 (CKS #12506-76) – The site improvements in the Lower Macungie portion of this project are mostly complete. Construction continues at the site overall. **Basin conversion has been addressed. Some punchlist items remain.**
73. U-Haul of Lower Macungie LMT 19-036 (CKS #12506-61) – The preconstruction meeting was held on August 31, 2021. Erosion controls have been installed. Earthwork, and utility and building construction is in progress.
74. Hamilton Walk (formerly Schafer Run) LMT 04-042 (CKS #12506-70) - The preconstruction meeting was held on September 15, 2021. Erosion controls have been installed. Earthwork and utility construction is in progress. Construction continues. Building permit plans are being submitted.
75. Indian Creek Village – Lot 3 (CKS #12506-57) – The preconstruction meeting was held on March 10, 2022. Sitework is nearly complete. We anticipate this project being completed shortly. **An informal punchlist was distributed by CKS on September 8, 2023.**
76. Green Acres Land Development – Twp. #LMT-17-034 (CKS #12506-52) – The applicant proposes to develop the 5.25-acre site on Schantz Road to contain a 13,500 SF retail building, 7,500 SF accessory/storage building and outdoor storage/display area as well as parking areas. The project is under construction. The applicant has installed a retaining wall that was not part of the approved plan. Review of the effects the installation has on the approved design is under consideration. The sitework is 95% complete. The certificate of occupancy has been issued.
77. 7000 Alburtis Road, Mack Trucks, Inc. – Twp. #LMT19-042 (CKS #12506-109) - The applicant proposes to expand the parking lot to the southern portion of the property and construct a driveway connection to Orchard Road. The preconstruction meeting was held on March 23, 2022. Construction is underway; the contractor will be moving on to the parking lot construction, now that the Orchard Road access is in. Sitework is nearly complete. **A punchlist is being prepared.**
78. 4400-4478 Cedarbrook Road – Guardian Storage LD and CU – Twp. #DE 21-004 (CKS #12506-107)
- The applicant proposes to construct a 120,000 SF of self-storage building on the resulting parcel. The preconstruction meeting was held on July 6, 2022. Construction is nearly complete. The certificate of occupancy has been issued.
79. Home Depot, Hamilton Boulevard – Final Plan (CKS #12506-122)
- This project was previously approved, and the site improvements mostly completed, as part of a multi parcel land development. The parcel containing the Home Depot is being renewed for completion. The applicant proposes to construct the Home Depot building and complete the improvements associated with that building. The Board granted final approval at their meeting held on August 18, 2022. The preconstruction meeting was held on August 13, 2022. Site construction is underway. The certificate of occupancy has been issued.
80. Posh Properties 4316, 4320, 4330 & 4344 Hamilton Boulevard - Land Development - TWP # DE-21-015 (CKS #12506-119)
- The applicant is proposing to construct a 112,005 SF of self-storage building and a 9,100 SF daycare on the resulting parcel. The buildings will be served by a parking lot, an aboveground

and an underground stormwater management facilities, public water and sanitary sewer via a single access driveway from Service Road No. 1 cul-de-sac. The land development plan received approval at the April 7, 2022, Board of Commissioners meeting. Final plans have been approved. The preconstruction meeting was held on October 13, 2022. **Site construction is nearly complete.**

81. 3369 Route 100, Embree Development Group, Inc. Conditional Use - Twp. #DE-21-017 (CKS #12506-120:01)

The applicant proposes redevelopment of the approximately 6.98-acre parcel on the north side of PA Route 100 in the C-Commercial Zoning District. The proposed improvements include two buildings, one of which is a hospital, the other a medical office building. The Board granted approval at their meeting held on August 4, 2022. Plans and Agreements have been recorded. The project is under construction.

82. ABE Doors Land Development – Twp. #DE-20-006 (CKS #12506-62)

The applicant proposes to consolidate and redevelop three parcels along Hamilton Boulevard. Plans were submitted and the CKS review was distributed on July 24, 2020. The project received approval Resolution 2021-09. Recording documents are being coordinated with Township staff and the applicant. The plans and agreements were recorded. The preconstruction meeting was held on January 30, 2023. Construction is underway. Various field changes have been submitted and reviewed.

83. 6265 Hamilton Boulevard, Trexlertown Chick-fil-A Renovation Land Development – Twp. #DE-22-005 (CKS #12506-134)

The owner of the existing Chick-fil-A restaurant proposes to expand the existing building by 301 square feet to provide additional kitchen and preparation areas within the facility, for a total of 4,758 square feet. The primary access drive to and from Hamilton Blvd (SR6222) will not be changed. The site layout is being modified to include dual drive-thru lanes to provide improved site circulation along with modifications to the parking lot layout. The preconstruction meeting was held on May 31, 2023. Construction is underway. **CKS is preparing a punchlist.**

84. 6216 Hamilton Boulevard, Trexler Business Center Unit 5 (Wawa Drive-Thru) – Twp # DE-22-003 (CKS #12506-132)

The parcel will contain a 2,030 square foot drive-thru Establishment. The plan proposes to provide driveway access to the common access drive as well as future connectivity to the adjacent unit 6. The lot/pad site is part of the previously approved and partially complete Trexler Business Center. The preconstruction meeting was held on May 31, 2023. **Construction continues; we anticipate building construction in a few weeks.**

85. 5502-5518 Hamilton Boulevard – Exelo Holdings LLC – Twp #DE-22-006 (CKS #12506-135)

The applicant proposes to construct a dental office on the approximately 0.74 acre site on the south side of Hamilton Boulevard. The project was approved by the Board of Commissioners at their meeting held on November 17, 2022. The preconstruction meeting was held on August 4, 2023. We anticipate construction commencing shortly.

86. 7991 Quarry Road – Land Development - Twp. #DE-21-020 (CKS #12506-124)

The applicant proposes to construct a 71, 250 SF warehouse with associated parking, stormwater management facilities, with public water and sanitary sewer service on the approximately 12-acre parcel on the north side of the Sauerkraut Lane extension in the HI-SC Zoning District. The project received approval at the September 15, 2022, Board of Commissioners meeting. The preconstruction meeting was held on August 21, 2023. **Construction is underway.**

PROJECTS IN MAINTENANCE PERIOD

87. As projects under construction are completed and the improvements accepted by the Township, we will note and track projects once they enter the maintenance period.

Respectfully submitted,
CKS ENGINEERS
Township Engineers

Bryan McAdam

Bryan McAdam, P.E.

BMc/paf

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