

**LOWER MACUNGIE TOWNSHIP  
BOARD OF COMMISSIONERS MEETING MINUTES**

The Board of Commissioners met for a regular meeting on February 4, 2021 via Zoom.com, an online audio/video meeting due to the Coronavirus pandemic.

1. CALL MEETING TO ORDER

President Beitler called the meeting to order at 7:02 p.m.

2. PLEDGE TO THE FLAG

3. ROLL CALL

Ronald W. Beitler, President	Present
Richard V. Ward, Vice President	Present
Ron R. Beitler, Commissioner	Present
Brian P. Higgins, Commissioner	Present
Maury G. Robert, Commissioner	Present
Bruce Beitel, Township Manager	Present
Renea Flexer, Asst. Township Manager/Secretary	Present
Nathan Jones, Director of Planning	Present
David Brooman, Township Solicitor	Present
Bryan McAdam, Township Engineer	Present

4. AGENDA MODIFICATIONS (At Discretion of Board President) – The first Public Comment was moved before Hearings and Approvals.

5. ANNOUNCEMENTS & PRESENTATIONS

5.1. An Executive Session was held at 6:30 p.m. to discuss land acquisition, labor and potential litigation.

6. HEARINGS & APPROVALS

6.1. Resolution 2021-04 – A RESOLUTION GRANTING FINAL APPROVAL TO TIMTAY HAMILTON, LLC FOR THE MODIFIED PLAN FOR LAND DEVELOPMENT LOCATED AT THE INTERSECTION OF S.R. 6222 (HAMILTON BOULEVARD) AND KROCKS COURT AND BOUNDED TO THE NORTH BY QUINCE ROAD (A PRIVATE ROAD), HAVING AN ADDRESS OF 5621, 5591 AND 5573 HAMILTON BOULEVARD. SAID MODIFICATION APPLIES ONLY TO THE BUILDING FOOTPRINT OF THE PREVIOUSLY IDENTIFIED CREDIT UNION/BANK USE BUILDING

This is a modified plan for the Shepherds Corner land development project (LMT 09-018) to change the footprint of the credit union. In the past, there was coordination with Hamilton Crossings for a regional stormwater improvement to pipe the stormwater from this area to Hamilton Crossings facility that is already installed. Adjacent property owner, Steven Ferrel, provided communication with concern for traffic using his property. It was noted that concerns about traffic flow were previously addressed and are not related to this modified plan.

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve Resolution 2021-04. There were 5 ayes. Motion carried.**

6.2. Resolution 2021-05 – RESOLUTION GRANTING AUTHORITY FOR THE TOWNSHIP OF LOWER MACUNGIE, LEHIGH COUNTY, TO ENTER INTO AN AGREEMENT WITH NORFOLK SOUTHERN RAILWAY COMPANY TO PERMANENTLY CLOSE THE ORCHARD ROAD CROSSING AND TWO PRIVATE CROSSINGS ON THE PROPERTY OF EASTERN ENVIRONMENTAL AND PENNSYLVANIA POWER AND

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**LIGHT, AND TO OPEN A NEW PUBLIC CROSSING AT THE EXTENSION OF  
SAUERKRAUT LANE**

As discussed at the last workshop, this is in regards to the Term Sheet approved in 2011 to allow the closure of the crossing on Orchard Road and two private crossings and allow for a new crossing on the Sauerkraut Lane extension. After approval of this agreement, LMT would apply to the PUC for the new crossing. Thanks to legal, LMT is not responsible for the \$7,000 yearly maintenance of the new crossing. LMT will receive \$30,000 from Norfolk for the closure of Orchard Road; LMT is responsible to install the dead end and turn-around on Orchard Road.

**Motion by Commissioner Higgins, seconded by Commissioner Robert, to approve Resolution 2021-05. There were 5 ayes. Motion carried.**

**6.3. Resolution 2021-06 – RESOLUTION TO ACCEPT DEED OF DEDICATION FOR  
OPEN SPACE PARCEL**

The .22 acre land is located behind Heritage Heights at 1551 Weilers Road and is being dedicate by David Jandl. LMT will pay for the cost of recording and transfer tax.

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve Resolution 2021-06. There were 5 ayes. Motion carried.**

**7. PUBLIC COMMENT ON NON-AGENDA TOPICS**

7.1. Philip Armstrong, Lehigh County Executive, provided his annual update. The County provided COVID CARES Act funds to each municipality, which was based on population and helped over 700 businesses in the County. The County recently received a grant for \$11.5 million for housing and rent assistance. LV Planning Commission provided a countywide map for the County Commissioners indicating where there maybe housing and employment problems. A Committee will be formed to seek areas of need. Mr. Armstrong was selected to be on a nationwide county committee to discuss traffic issues experienced nationwide with the Secretary of Transportation. The Board thanked Mr. Armstrong for the update and for funding the farmland preservation program that LMT utilizes. Lehigh County is ranked 3<sup>rd</sup> in the state for farmland preservation and the County increased their budget to \$7 million.

**8. COMMUNICATIONS**

8.1. Christine Hanna, 2815 Sequoia Drive – Statement of Interest for the Environmental Advisory Council.

8.2. Jerel Gade, LM Library Board of Directors – Letter of not seeking reappointment. Thanks were given to Jerel for his time spent on the Library Board. Resident Julie McDonnell remarked that Jerel was a great asset to the LML Board.

**9. APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS**

9.1. Library Board of Directors

**Motion by Commissioner Higgins, seconded by Commissioner Ward, to appoint Therese Schweyer to the Library Board of Directors with a term expiring January 31, 2024. There were 5 ayes. Motion carried.**

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**10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**

**Motion by Commissioner Higgins, seconded by Commissioner Robert, to approve the January 21, 2021 minutes as drafted. There were 5 ayes. Motion carried.**

**11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL**

11.1. Mr. Beitel reviewed the February 4, 2021 Bill List.

General Fund	\$599,480.29	37	Developers Impact	
Sewer Fund	\$4,158.01	01	Payroll	\$141,305.77
Capital Projects Fund	\$6,438.41	36	Developers Escrow	\$39,647.99
Liquid Fuels	\$36,258.41		<b>Total Funds</b>	<b>\$827,288.88</b>

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve the February 4, 2021 Bill List as drafted. There were 5 ayes. Motion carried.**

**12. DEPARTMENTAL MATTERS**

**12.1. Engineering**

12.1.1. Engineer's Report: 1) Design plans are being worked on for the Gehman Road Bridge. 2) Working on some leaks on the Community Center roof. 3) A stormwater design is being done for Maulfair Drive to replace failing pipes. 4) Sewer lateral rehab project is out for bid and the slip lining will go out to bid soon. 5) There are several drainage concerns in the Township being looked into.

**12.2. Planning**

12.2.1. Resolution 2021-07 – A RESOLUTION REDUCING FINANCIAL SECURITY FOR THE STONE HILL MEADOWS PHASE 2 FINAL SUBDIVISION AND LAND DEVELOPMENT

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve Resolution 2021-07. There were 5 ayes. Motion carried.**

12.2.2. Planner's Report: 1) The Planning Commission will review ABE Doors at their February meeting, as well as the Mertztown Road subdivision, which was part of the Spring Creek Properties settlement subdivision for 400 residential units.

**12.3. Solicitor**

12.3.1. Consider Authorizing Advertisement of the Vacant and Blighted Property Ordinance – This amends Chapter 5 to establish a registry and reporting to LMT of any foreclosed properties.

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to authorize advertisement of the Vacant and Blighted Property ordinance. There were 5 ayes. Motion carried.**

**12.4. Township Manager**

12.4.1. Consideration to Award the 2021-2025 Leaf Collection Bid – There was one bid packet obtained and the sole bidder. The rate has increase about 3% per year from previous years.

**Motion by Commissioner Higgins, seconded by Commissioner Robert, to award the contract for the 2021-2025 Fall Curbside Collection of Loose Leaves and Yard Waste to Estate Maintenance, Inc. There were 5 ayes. Motion carried.**

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- 12.4.2. Update on Volunteer Firefighter Tax Credit Program – The notarized list was received from the Fire Chief and approval of tax relief applications should be on the next Board agenda.
  - 12.4.3. Manager’s Report: 1) Public Works is working on various clean up areas from the last major winter storm. Thanks were given to Public Works on the great job of clearing snow and to residents for their patience during the storm.
13. COMMITTEE REPORTS – No Committees have met individually since the last meeting. A workshop will be held on the 4<sup>th</sup> Monday of each month at 7 p.m., as needed.
- 13.1. **Planning & Zoning** (Ward, Robert)
    - 13.1.1. Workshop 4<sup>th</sup> Monday of the Month at 7 p.m.
  - 13.2. **Budget & Finance** (R.W. Beitler, R.R. Beitler)
    - 13.2.1. Workshop 4<sup>th</sup> Monday of the Month at 7 p.m.
  - 13.3. **Public Works: Parks & Facilities** (Higgins, Ward)
    - 13.3.1. Workshop 4<sup>th</sup> Monday of the Month at 7 p.m.
  - 13.4. **General Administration** (Robert, R.W. Beitler)
    - 13.4.1. Workshop 4<sup>th</sup> Monday of the Month at 7 p.m.
  - 13.5. **Public Works: Roads & Sewers** (R. R. Beitler, Higgins)
    - 13.5.1. Workshop 4<sup>th</sup> Monday of the Month at 7 p.m.
14. OTHER BUSINESS
- 14.1. **Old Business**
    - 14.1.1. Crossing Guard Agreement with EPSD (Notified of No Cost Sharing)
    - 14.1.2. Comprehensive SALDO Amendment (Being Drafted)
    - 14.1.3. Grease Trap Ordinance (Being Drafted)
    - 14.1.4. Sanitary Sewer Lateral Cleanout Project (Bid Opening February 9<sup>th</sup>)
    - 14.1.5. Continued Conditional Use Hearing for Macungie Manor Project (February 18<sup>th</sup> at 6 p.m.)
    - 14.1.6. Revision of Language for Recreation Fee in Lieu of Dedication (Review Draft Ordinance at February Workshop)
  - 14.2. **New Business** – None
15. BOARD OF COMMISSIONERS REPORT – None
16. PUBLIC COMMENT – None
17. EXECUTIVE SESSION – None
18. ADJOURNMENT  
President Beitler adjourned the meeting at 7:46 p.m.

Bruce Beitel  
Township Manager

Renea Flexer  
Asst. Township Manager/Secretary  
February 10, 2021