

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

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

1. CALL MEETING TO ORDER

President Beitler called the regular meeting to order at 7:01 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) – None

5. ANNOUNCEMENTS & PRESENTATIONS – None

6. HEARINGS & APPROVALS

6.1. Resolution 2021-09 – A RESOLUTION GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO 6776 HAMILTON, LLC FOR THE LAND DEVELOPMENT LOCATED AT 6692, 6718, AND 6776 HAMILTON BOULEVARD, COMMONLY KNOWN AS THE ABE DOORS REDEVELOPMENT

The ABE Doors Redevelopment project received conditional use approval in November, 2019. The plan consolidates preexisting parcels for a car wash and commercial building. The applicant, township and a certified arborist worked together to preserve sycamore trees along Hamilton Blvd. There were several concerns from neighboring property owners regarding stormwater, trash and buffering. Consequently, there are a lot of onsite improvements with landscaping, buffering and a significant reduction of the release rate for stormwater than what is existing. Design renderings were presented. The applicant’s attorney, Erich Schock, expressed concern with a condition in the Resolution requiring a street wall. After discussion, it was decided to remove the street wall condition due to the applicant’s cooperation with the buffering and sycamore trees and because a street wall requirement came after the plan submission.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve Resolution 2021-09 as amended. There were 4 ayes, 1 opposed (Higgins). Motion carried.

6.2. Ordinance 2021-01 – AN ORDINANCE AMENDING CHAPTER 5 OF THE LOWER MACUNGIE TOWNSHIP CODE OF ORDINANCES, CODE ENFORCEMENT, BY ADDING A NEW PART 4, VACANT AND BLIGHTED PROPERTIES, TO ESTABLISH A REGISTRY OF VACANT AND BLIGHTED PROPERTIES, ESTABLISHING MAINTENANCE, SECURITY AND REPORTING REQUIREMENTS FOR VACANT AND BLIGHTED PROPERTIES, AND ESTABLISHING PENALTIES FOR VIOLATIONS

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

This ordinance establishes certain requirements for vacant and blighted properties and is a tool for code enforcement. Banks or owners of foreclosed properties are required to register contact information with the township so that code enforcement can contact them with any property violations. LMT is looking at engaging with a 3rd party that would maintain the information that we would have access to. The fee would be paid for by the bank or owner of the foreclosed property.

Motion by Commissioner Higgins, seconded by Commissioner Robert, to approve Ordinance 2021-01. Roll Call Vote: R.R. Beitler, aye; R.W. Beitler, aye; Higgins, aye; Robert, aye; Ward, aye. There were 5 ayes. Motion carried.

6.3. Approval of Applicants for Volunteer Service Earned Income Tax Credit Program for:

Joshua S. Houck	Gabe J. McNabb
Matthew Krupa	Juan F. Villegas
Robert M. Mahoney	Doug G. Wetherhold

The Township received the appropriate roster of volunteers that met the active requirements to qualify for abatement from the Township Earned Income Tax, up to \$1,000. The above noted volunteers are the last of the applicants for this tax credit.

Motion by Commissioner Higgins, seconded by Commissioner R.R. Beitler, to approve the above noted applicants for the Volunteer EIT Credit. There were 5 ayes. Motion carried.

7. PUBLIC COMMENT ON NON-AGENDA TOPICS

7.1. Donna Rehrig, 6685 Ivy Lane, in regards to the ABE Doors project under Hearings and Approvals, expressed concern with the grading up to the property line. Engineer McAdam will be addressing this with the applicant's engineer. He said it is a little tight, but doesn't see it being a problem. Mr. McAdam said the applicant suggested that they will comply with the comment in his review letter. The plans will be revised before recording and there is no need to change the resolution. Mr. Jones will also reach out to the applicant to note Ms. Rehrig's concern.

8. COMMUNICATIONS

- 8.1. Linda Heck, 4933 Steeplechase Drive – Statement of Interest for the Library Board.
- 8.2. Sallie Smith, 8433 Mertztown Road – Statement of Interest for the Library Board.
- 8.3. Nancy Cleff, 3248 Sequoia Drive – Statement of Interest for the Library Board.
- 8.4. George Doughty, 2131 Stonewall Drive – Statement of Interest for the Environmental Advisory Council.
- 8.5. Becky Short, 5085 Westfield Drive – Statement of Interest for the Environmental Advisory Council.
- 8.6. John Reinbold, 2267 Woodbarn Road – Statement of Interest for the Public Safety Commission.

9. APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS – None

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion by Commissioner Higgins, seconded by Commissioner Robert, to approve the February 18, 2021 minutes as drafted. There were 5 ayes. Motion carried.

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

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

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

General Fund	\$432,468.02	37	Developers Impact	
Sewer Fund	\$43,922.80	01	Payroll	\$159,965.73
Capital Projects Fund	\$580.00	36	Developers Escrow	\$31,214.88
Liquid Fuels	\$21,015.46		Total Funds	\$689,166.89

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

12. DEPARTMENTAL MATTERS

12.1. Engineering

12.1.1. Consideration of Bid Award for the 2021 Sanitary Sewer Lateral Cleanout Project – Several bids were received and the low bidder requested to withdraw due to an issue with their bid. It’s recommended to award to the second lowest bidder, Anrich, for \$118,650. There was \$120,000 budgeted. CKS has worked with them in the past and is comfortable with their work.

Motion by Commissioner Robert, seconded by Commissioner Ward, to award the 2021 Sanitary Sewer Lateral Cleanout Project to Anrich, Inc. in the amount of \$118,650. There were 5 ayes. Motion carried.

12.1.2. Engineer’s Report – None

12.2. Planning

12.2.1. Planner’s Report: 1) A Zoning Hearing Board application was received for a property located at 4511 Cedarbrook Road, which also received conditional use approval and zoning relief for an asphalt contractor yard, office building, and two hotels. The variance request is for a primary temporary use. Staff has health, safety and welfare concerns with traffic, the nature of use and securing the site and suggest the solicitor attend the hearing. There have been past concerns to send the solicitor to a quasi-judicial board, but in this case, the BOC feels it is appropriate.

Motion by Commissioner Higgins, seconded by Commissioner Robert, to direct the Solicitor to attend the Zoning Hearing Board meeting in regards to the appeal for 4511 Cedarbrook Road. There were 5 ayes. Motion carried.

12.3. Solicitor

12.3.1. Solicitor’s Report: 1) The Macungie Manor Conditional Use Hearing will reconvene on March 18th at 6 p.m. The Board requests that the Solicitor urge the applicant to attend so the hearing can be finalized.

12.4. Township Manager

12.4.1. 2021 Pool Season Update – Staff is exploring options to partner with EMAC (Emmaus Aquatic Club). Costs are being reviewed to ensure that we appropriately spend tax dollars and will be brought back to the Board to make sure they’re comfortable with the numbers. It’s possible that we could have time slots for patrons attending versus season passes. There were discussions that partnering with EMAC could open other opportunities, but yet being mindful of needed pool repairs and making sure we’re responsible.

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

13. COMMITTEE REPORTS – No Committees have met individually since the last meeting. A workshop will be held on the 4th Monday of each month at 7 p.m., as needed.
 - 13.1. **Planning & Zoning** (Ward, Robert)
 - 13.1.1. Workshop 4th Monday of the Month at 7 p.m.
 - 13.2. **Budget & Finance** (R.W. Beitler, R.R. Beitler)
 - 13.2.1. Workshop 4th Monday of the Month at 7 p.m.
 - 13.3. **Public Works: Parks & Facilities** (Higgins, Ward)
 - 13.3.1. Workshop 4th Monday of the Month at 7 p.m.
 - 13.4. **General Administration** (Robert, R.W. Beitler)
 - 13.4.1. Workshop 4th Monday of the Month at 7 p.m.
 - 13.5. **Public Works: Roads & Sewers** (R. R. Beitler, Higgins)
 - 13.5.1. Workshop 4th 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. Revision of Language for Recreation Fee in Lieu of Dedication (Review Draft Ordinance at March Workshop)
 - 14.1.5. Bids for Ultra-Thin and Micro Surfacing Projects and (Bid Opening April 22nd)
 - 14.1.6. Bids for Fog Seal and Crack Seal Projects (Bid Opening March 18th)
 - 14.1.7. Bids for Sewer Relining and Manhole Rehab (Bid Opening March 9th)
 - 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 7:53 p.m.

Bruce Beitel
Township Manager

Renea Flexer
Asst. Township Manager/Secretary
March 11, 2021