

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

The Board of Commissioners met on April 15, 2021 via Zoom.com, an online audio/video meeting due to the Coronavirus pandemic. To test a hybrid meeting, one Board member and two staff members were at the Township Building, 3400 Brookside Road, Macungie, PA 18062 and the remaining staff and Board members were via Zoom.com from other locations.

1. CALL MEETING TO ORDER

President Beitler called the regular meeting to order at 7:03 p.m.

2. PLEDGE TO THE FLAG

3. ROLL CALL

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

4. AGENDA MODIFICATIONS (At Discretion of Board President) – None

5. ANNOUNCEMENTS & PRESENTATIONS

5.1. An Executive Session was held on April 13, 2021 at 5:30 p.m. regarding the Macungie Manor Conditional Use Hearing.

6. HEARINGS & APPROVALS

6.1. Conditional Use Application of Abra Development 10 LP (900 S. Hillview Road), LMT No.: 20-005, Decision. Solicitor Brooman explained the history of this conditional use application and the drafted conditional use decision. This portion of the meeting was transcribed by a stenographer.

Motion by Commissioner Higgins, seconded by Commissioner Robert, to accept the findings and facts and to approve the conditional use application of Abra Development with the included conditions as listed.

The Board of Commissioners discussed their opinion of the matter and Solicitor Brooman explained the appeal process. Janice Smith, 3749 Crestview Drive, expressed concern to approve with many residents against it and also asked what happened to the 22 conditions that the PC recommended. Solicitor Brooman explained that some conditions were not defensible.

Roll Call: Robert, aye; Higgins, aye; R.R. Beitler, aye; Ward, nay; R.W. Beitler, aye. Motion carries.

6.2. Resolution 2021-14 – A RESOLUTION OF THE BOARD OF COMMISSIONERS OF LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY APPROVING INTERMUNICIPAL COOPERATION AGREEMENT WITH ALBURTIS BOROUGH

This approves an Intermunicipal Agreement with Alburtis Borough for LMT to perform all building code inspections of Spring Creek Properties Lot 9. A portion of the building is located in the Borough, but the majority of the building is located in LMT. We will pay the

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

Borough the same amount that they would have charged for issuing the building permit for their area.

Motion by Commissioner Higgins, seconded by Commissioner Robert, to approve Resolution 2021-14. There were 5 ayes. Motion carried.

7. PUBLIC COMMENT ON NON-AGENDA TOPICS

7.1. Susan Highet, 1160 Hillview Road, is concerned that the volume of traffic is not included in conditions for the Macungie Manor decision.

8. COMMUNICATIONS

8.1. John Semonich, Jr., 6119 Timberknoll Drive – Statement of Interest for the Planning Commission.

8.2. Kris Azzaro, 8528 Mountain Road – Concern for truck traffic on Mountain Road.

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

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve the April 1, 2021 minutes as drafted. There were 5 ayes. Motion carried.

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Mr. Beitel reviewed the April 15, 2021 Bill List.

General Fund	\$83,283.63	37	Developers Impact	
Sewer Fund	\$2,867.77	01	Payroll	\$142,391.76
Capital Projects Fund	\$5,281.36	36	Developers Escrow	\$4,834.50
Liquid Fuels			Total Funds	\$238,659.02

Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve the April 15, 2021 Bill List as drafted. There were 5 ayes. Motion carried.

12. DEPARTMENTAL MATTERS

12.1. **Engineering**

12.1.1. Engineer’s Project Status Report: 1) A full list of various projects with their status will be provided to the Board. 2) Bids for the road projects are due on April 22nd and CKS will review and make a recommendation to award.

12.2. **Planning**

12.2.1. Planner’s Report: 1) The second meeting this month for the Planning Commission will be a regular meeting, due to the amount of planning submissions. They will continue to hold two meetings a month if there are too many submissions for one meeting.

12.3. **Solicitor**

12.3.1. Solicitor’s Report: 1) In addition to the increased volume in land development submissions, several projects that the Board approved have been recorded.

12.4. **Township Manager**

12.4.1. Manager’s Report: 1) Starting with the April 26th Board Workshop, the meetings will be held in person and virtual. The Governor’s order allows for 25% capacity and those attending will be seated socially distant and asked to wear a mask. Those not comfortable to attend in person can attend virtually. 2) The agreement was executed this week for the pool. Staff is preparing the facility and a ticketing process. Residents can check our website for details.

**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 (Being Finalized)
 - 14.1.5. Bids for Ultra-Thin and Micro Surfacing Projects and (Bid Opening April 22nd)
 - 14.1.6. Library Board Vacancy (Possibly Appoint in May)
 - 14.1.7. Planning Commission Vacancy (Interviews May 24th)
 - 14.2. **New Business** – None
15. BOARD OF COMMISSIONERS REPORT
- 15.1. In regards to Mr. Azzaro's communication, staff and professionals are looking at locations for additional advisory signage to direct trucks. There are ongoing issues at the intersections of Gehman Road/Mountain Road, Cetronia Road/Krocks Road and along Willow Lane. The Board requested an exhibit for the next meeting.
16. PUBLIC COMMENT
- 16.1. Joann Markowicz, 833 S. Hillview Road, questioned the change in the number of conditions for the Macungie Manor Conditional Use Hearing. It was explained that the Planning Commission memo was a recommendation and the final decision from tonight's vote will be mailed to her, as a party of the hearing.
17. EXECUTIVE SESSION
- 17.1. An Executive Session was held on April 13, 2021 at 5:30 p.m. regarding the Macungie Manor Conditional Use Hearing.
18. ADJOURNMENT
- President Beitler adjourned the meeting at 7:53 p.m.

Bruce Beitel
Township Manager

Renea Flexer
Asst. Township Manager/Secretary
April 28, 2021