

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

The Board of Commissioners met on August 17, 2023 for a regular meeting. The meeting was held both via Zoom.com, an online audio/video meeting, and at the Township Building, 3400 Brookside Road, Macungie, PA 18062.

1. CALL MEETING TO ORDER

Vice President Ward called the meeting to order at 6:00 p.m.

2. PLEDGE TO THE FLAG

3. ROLL CALL

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

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

5. ANNOUNCEMENTS & PRESENTATIONS

5.1. Donation Presentation from Lutron to Emergency Services – Postponed

6. HEARINGS & APPROVALS

6.1. Consideration of the Written Decision for the Conditional Use Hearing of Landston Equities, LLC for the Lehigh Valley Town Center Project

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve the Written Decision for the Conditional Use Hearing of Landston Equities, LLC for the Lehigh Valley Town Center Project. There were 4 ayes. Motion carried.

6.2. Resolution 2023-44 – A RESOLUTION AMENDING THE LOWER MACUNGIE TOWNSHIP HUNTING AND TRAPPING ON TOWNSHIP OWNED PROPERTY MAP AND UPDATING THE LIST OF PARKS WHERE HUNTING AND TRAPPING IS PROHIBITED

The Resolution updates both Exhibit A and Exhibit B; the map of hunting areas and the list of prohibited areas.

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve Resolution 2023-44. There were 4 ayes. Motion carried.

7. PUBLIC COMMENT ON NON-AGENDA TOPICS

7.1. Matt Freeh, 7524 Scenic View Drive, spoke on behalf of Hills at Lock Ridge families and noted there have been four serious accidents at the intersection of Schoeneck Road and Scenic View Drive since July 21st. He presented a sketch of suggested improvements they feel are necessary. Manager Beitel explained that staff are working with our traffic engineer to review the area. The engineer is gathering information now and will again after school is back in session before providing a full report. After the report is received, it will tentatively be reviewed at the September Board’s Workshop.

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

7.2. Phil Wowak, 3554 Knerr Drive, expressed safety concerns with accidents on Scenic View Drive. He feels it's a traffic impediment with the oversized trucks that park on Scenic View Drive across from the Community Center and suggested signage to restrict their parking. He also noted the fence around the detention pond was damaged from a traffic accident and needs to be fixed.

8. COMMUNICATIONS

8.1. Lisa Fedullo, 6184 Putter Drive – Concern with traffic and the proposed Lehigh Valley Town Center project.

8.2. Robert Ibach, Jr., Manager, Upper Macungie Township – Forwarding communication from Richard Rasch regarding the Lehigh Valley Town Center project.

8.3. Governor Josh Shapiro – Press release of grant award for Green Light-Go Funds. LMT requested \$250,000 to update three traffic lights to include the adaptive signals along the Hamilton Blvd. corridor.

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

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

It was noted to correct the discussion under item 6.1, the consideration of the conditional use application for Lehigh Valley Town Center, to clarify the applicant's concern with condition #17 to start construction within 5 years; not 3 years.

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve the August 3, 2023 minutes as amended. There were 4 ayes. Motion carried.

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Mr. Beitel reviewed the August 17, 2023 Bill List, which is always available to view on the Township's website prior to the meeting.

01	General Fund	\$283,395.93	33	Open Space Fund	
08	Sewer Fund	\$53,903.64	35	Liquid Fuels	\$236,767.30
19	Debt Service Fund		37	Developers Impact	
30	Capital Projects Fund	\$11,727.75	01	Payroll	\$184,925.44
32	Federal Grants Fund		36	Developers Escrow	\$253,714.94
				Total Funds	\$1,024,435.00

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve the August 17, 2023 Bill List as drafted. There were 4 ayes. Motion carried.

12. DEPARTMENTAL MATTERS

12.1. **Engineering**

12.1.1. Engineer's Project Status Report: 1) Working on Capital budget items for next year and should have more details to report at the next Workshop.

12.2. **Planning**

12.2.1. Resolution 2023-45 – A RESOLUTION REDUCING THE FINANCIAL SECURITY FOR THE COMMERCIAL LAND DEVELOPMENT OF 6776 HAMILTON LLC, LOCATED AT 6692, 6718 AND 6776 HAMILTON BOULEVARD, ALLENTOWN, PENNSYLVANIA

This is a security release for the ABE Door Redevelopment project for a building and carwash.

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

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve Resolution 2023-45. There were 4 ayes. Motion carried.

- 12.2.2. Consideration of Sewer Planning Module for Stone Hill Haven – This subdivision was already approved by the Board and the module will allow the newly created lot to have on-lot septic.

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve the Sewer Planning Module for Stone Hill Haven. There were 4 ayes. Motion carried.

- 12.2.3. Planner's Report – No additional report.

12.3. **Solicitor**

- 12.3.1. Resolution 2023-46 – RESOLUTION APPROVING A JUST COMPENSATION SETTLEMENT AGREEMENT WITH RONALD R. MUSE IN REGARD TO THE CONDEMNATION OF REQUIRED RIGHT-OF-WAY AND A GRADING EASEMENT ON THE PROPERTY LOCATED AT 7800 CREAMERY ROAD IN CONJUNCTION WITH THE SAUERKRAUT LANE EXTENSION PROJECT

This Settlement Agreement solidifies the negotiated amount for the condemnation done in August 2021 for the Sauerkraut Lane Extension.

Motion by Commissioner Robert, seconded by Commissioner Beitler, to approve Resolution 2023-46. There were 4 ayes. Motion carried.

- 12.3.2. Solicitor's Report – No additional report.

12.4. **Township Manager**

- 12.4.1. Manager's Report: 1) We will report the concern with the broken fence at the basin on Scenic View Drive. 2) The Code Office has been looking at the truck parking issue on Scenic View Drive for a solution and has engaged our traffic engineer. An ordinance will be needed if we need to prohibit parking.

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 Alburdis Road, Gehman Road & Willow Lane (Awaiting Review)
 13.1.6. Written Decision for the Conditional Use Hearing of Prachi Realty, LLC for the Project Located at 801 N. Broad Street (Consider Sept. 7th)

13.2. **New Business**

- 13.2.1. A Proclamation will be presented to The Hillside School on August 28th for their 40th Anniversary.

14. BOARD OF COMMISSIONERS REPORT

- 14.1. The next Board Workshop is August 28, 2023 at 6 p.m.
 14.2. The next Board Regular Meeting is September 7, 2023 at 6 p.m.

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

15. EXECUTIVE SESSION

- 15.1. An Executive Session was held immediately following the meeting to discuss potential litigation.

16. ADJOURNMENT

Vice President Ward adjourned the meeting at 6:19 p.m.

Bruce Beitel
Township Manager

Renea Flexer
Asst. Township Manager/Secretary
August 24, 2023