

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

The Board of Commissioners met on September 16, 2021 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 regular meeting to order at 7:01 p.m.

2. PLEDGE TO THE FLAG

3. ROLL CALL

Ronald W. Beitler, President	Arrived at 7:11 p.m.
Richard V. Ward, Vice President	Present
Ron R. Beitler, Commissioner	Absent
Brian P. Higgins, Commissioner	Present
Maury G. Robert, Commissioner	Present
Bruce Beitel, Township Manager	Present
Renea Flexer, Asst. 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 2021-46 – A RESOLUTION GRANTING PRELIMINARY/FINAL CONDITIONAL APPROVAL TO GUARDIAN STORAGE OF LOWER MACUNGIE LLC FOR THE LAND DEVELOPMENT LOCATED AT 4440-4478 CEDARBROOK ROAD, AT THE INTERSECTION OF S. CEDARBROOK ROAD AND SERVICE ROAD NO. 2, COMMONLY KNOWN AS “GUARDIAN SELF STORAGE” (DE 21-004)

This project previously received conditional use approval. The developer is still working on getting their HOP and NPDES. There was discussion about the right of way width along Cedarbrook Road and it was decided to add an easement to the plan in the area of the sidewalk.

**Motion by Commissioner Higgins, seconded by Commissioner Robert, to approve Resolution 2021-46. There were 3 ayes. Motion carried.**

7. PUBLIC COMMENT ON NON-AGENDA TOPICS

7.1. Dennis Seman, 1375 Heather Circle West, read material that stated that the Lehigh Valley ranks the fourth worst for air pollution in PA and that we don't have a choice to breath the air but we have a choice to make the air better.

8. COMMUNICATIONS

8.1. Sarajane Williams, 3422 Orchard Road – Statement of Interest for Emergency Management Organization.

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 September 2, 2021 minutes as drafted. There were 4 ayes. Motion carried.**

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

11.1. Mr. Beitel reviewed the September 16, 2021 Bill List.

01	General Fund	\$104,770.24	37	Developers Impact	
08	Sewer Fund	\$1,102.52	01	Payroll	\$151,032.49
30	Capital Projects Fund	\$747.00	36	Developers Escrow	\$33,655.54
35	Liquid Fuels	\$268,824.94		<b>Total Funds</b>	<b>\$560,132.73</b>

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve the September 16, 2021 Bill List as drafted. There were 4 ayes. Motion carried.**

**12. DEPARTMENTAL MATTERS****12.1. Engineering**

12.1.1. Engineer's Report: 1) The Engineer Status Report will be included in the next Board agenda. 2) The sewer lining project is 45% complete. Some time was lost due to the contractor's staff having COVID. 3) The earthwork for the first 2/3 part of the Sauerkraut Lane Extension Project is 50% complete and the storm sewer is 40% complete; the other utilities will follow. 4) Commissioner Higgins expressed concern with the patch paving just completed on Sauerkraut Lane, east of Rt. 100. Mr. Beitel will check with Public Works and report at the next workshop.

**12.2. Planning**

12.2.1. Resolution 2021-47 – A RESOLUTION REDUCING FINANCIAL SECURITY FOR THE TREXLER BUSINESS CENTER LAND DEVELOPMENT (LMT 04-043)

**Motion by Commissioner Robert, seconded by Commissioner Higgins, to approve Resolution 2021-47. There were 4 ayes. Motion carried.**

12.2.2. Planner's Report: 1) The second Planning Commission meeting this month will be September 21<sup>st</sup>. 2) There was a lengthy discussion if a representative should be sent to the September 28<sup>th</sup> Zoning Hearing Board in regards to a proposed residential subdivision at 3510 Macungie Road. The first sketch plan was for 22 single homes with shared driveways and the current sketch is for 32 townhouses. The Planning Commission did not have any comment. Commissioner Robert was in favor of sending representation and the other Commissioners felt the Township should not intervene. There was no action taken.

**12.3. Solicitor**

12.3.1. Solicitor's Report – No Report

**12.4. Township Manager**

12.4.1. Manager's Report: 1) Budget Workshops will be held on October 13<sup>th</sup> and 18<sup>th</sup> and if needed, November 1<sup>st</sup>. The first reading of the 2022 budget will be November 18<sup>th</sup>. 2) President Beitel noted there was a nice social media shout-out to Mr. Beitel by a company that ran safe driving training courses to staff. The post also said how nice LMT is and how great it was to work with staff. 2) Donation collection started for our Annual Troop Support Program and the PJ Program. Prologis may sponsor again this year by paying the postage. Thanks were given to the Recreation staff for running these programs. 3) Next week is the last week for curbside yardwaste collection. 4) Quarry Road is closed for the Sauerkraut Lane Extension Project. Detours are in place for those that live there. 5) We're fortunate to have eight more years left on the solid waste contract due to increasing costs. A concern was raised that all recycling has to be in the bin due to collection being mechanical versus manual.

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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. Chapter 18 Sewers Amendment (To Be Drafted)
- 14.1.3. Chapter 23 Stormwater Amendment (To Be Drafted)
- 14.1.4. Chapter 27 Zoning Amendment, Lookback (To Be Drafted)
- 14.1.5. Amendment to Chapter 21 Streets and Sidewalks (Adopt October 7<sup>th</sup>)
- 14.1.6. Budget Workshops (October 13<sup>th</sup>, 18<sup>th</sup> and if needed November 1<sup>st</sup>)
- 14.1.7. Parking Agreement for Wescosville Community Center (Possible Extension in December)
- 14.1.8. Consider Written Decision for Buckeye Macungie Solar, LLC Conditional Use Hearing (October 7<sup>th</sup>)
- 14.1.9. Security Release for Spring Creek Properties Settlement Subdivision (October 7<sup>th</sup>)
- 14.1.10. Review Request from Stone Hill Meadows to Change Hydrants from Private to Public (September Workshop)
- 14.2. **New Business** – None
15. BOARD OF COMMISSIONERS REPORT
- 15.1. Commissioner Higgins will be meeting with residents of Mertztown Road regarding flooding.
- 15.2. President Beitler will attend the Election Board meeting on September 17<sup>th</sup> where they will review the proposed wording for the referendum question.
16. PUBLIC COMMENT
- 16.1. Dennis Seman, 1375 Heather Circle West, noted that fireworks are being set off from Township's storage area ("dump") at Church Lane Park every so often. He also noted that truckloads of asphalt were dumped there as well and suggested that ground be graded and plant natural plants. Lastly, he reported that a truck was behind Giant at 1:40 a.m. sucking up oil and fat for hours. He asked if this could be done during the day. Staff will look into his concerns.
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  
September 20, 2021