

**LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**

July 20, 2023 – 6:00 P.M.

www.lowermac.com info@lowermac.com

Next Resolution #2023-41

Next Ordinance #2023-04

1. CALL MEETING TO ORDER

2. PLEDGE TO THE FLAG

3. ROLL CALL

Board of Commissioners

President Brian P. Higgins

Vice President Richard V. Ward

Commissioner Ron R. Beitler

Commissioner Maury G. Robert

Commissioner Brian L. Shoemaker

Staff

Township Manager

Township Solicitor

Asst. Township Manager/Secretary

Director of Planning

Township Engineer

Bruce Beitel

David Brooman

Renea Flexer

Nathan Jones

Bryan McAdam

4. AGENDA MODIFICATIONS (At Discretion of Board President)

5. ANNOUNCEMENTS & PRESENTATIONS

5.1. Proclamation Presentation to Tom Beil

5.2. Proclamation Presentation to Kathee Rhode

6. HEARINGS & APPROVALS

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

6.2. Resolution 2023-37 – Approving the Land Development Plan for Spring Creek Estates 2022

6.3. Resolution 2023-38 – Approving the Land Development Plan for Stone Hill Haven, 6709 Mountain Road Final Minor Subdivision

7. PUBLIC COMMENT ON NON-AGENDA TOPICS (Residents shall limit their comments to no more than three minutes)

8. COMMUNICATION

8.1. Gregory Brown, 1799 Farmstead Lane – Statement of Interest for the Parks and Recreation Committee

8.2. Tom Beil, Planning Commission – Letter of Resignation

8.3. Mandy Book, PA Financing Authority – Notice of Multimodal Transportation Grant Award for the Hillside School Trail Connection Project

8.4. Christopher Sacchi, EAC Chair – Letter Regarding Top Golf at Lehigh Valley Town Center

9. APPOINTMENTS TO VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS

9.1. Consideration to Fill the Vacancy on the Parks and Recreation Advisory Committee with a Term to Expire December 31, 2023

9.2. Consideration to Fill the Vacancy on the Library Board of Directors with a Term to Expire January 31, 2026

9.3. Review and Possible Consideration of Appointment to Fill the Vacancy on the Planning Commission with a Term to Expire January 1, 2024

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

10.1. June 15, 2023

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Bill List of July 20, 2023

01	General Fund	\$1,309,131.94	33	Open Space Fund	
08	Sewer Fund	\$82,373.98	35	Liquid Fuels	
19	Debt Service Fund		37	Developers Impact	
30	Capital Projects Fund	\$184,518.55	01	Payroll	\$522,960.23
32	Federal Grants Fund		36	Developers Escrow	\$117,757.21
				Total Funds	\$2,216,741.91

12. DEPARTMENTAL MATTERS AND REPORTS

12.1. **Engineering**

12.1.1. Engineer’s Project Status Report

12.2. **Planning**

12.2.1. Resolution 2023-39 – Escrow Release for Posh Properties

12.2.2. Resolution 2023-40 – Escrow Release for Hamilton Crossings and Project Closeout

12.2.3. Planner’s Report

12.3. **Solicitor**

12.3.1. Solicitor’s Report

12.4. **Township Manager**

12.4.1. Manager’s Report

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. Conditional Use Hearing – Prachi Realty, 801 N. Broad St. (August 3rd)

13.1.7. 2023 Roadway Pavement Marking Program (Bids Opened July 17th)

13.1.8. Land Development Plan for Paul Stepniak, 2072 Elbow Lane, 3-Lot Minor Subdivision (Consider August 3rd)

13.1.9. Long-term Agreement with Turnpike Commission for Access Under Bridge (Consider August 3rd)

13.2. **New Business**

14. BOARD OF COMMISSIONERS REPORTS

14.1. The next Board Workshop is July 24, 2023 at 6 p.m.

14.2. The next Board Regular Meeting is August 3, 2023 at 6 p.m.

15. EXECUTIVE SESSION (IF NECESSARY)

16. ADJOURNMENT



3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

July 13, 2023

To: LMT Board of Commissioners
From: LMT Planning Commission
Subject: Top Golf. Lehigh Valley Town Center Conditional Use Recommendation

At our June 13th, 2023, Planning Commission Meeting, the Planning Commission discussed the above referenced matter.

The Planning Commission recommends approval of the Top Golf/ Lehigh Valley Town Center Conditional Use Plan as follows: “Motion to recommend approval of the Conditional Use application for the proposed Lehigh Valley Town Center and Top Golf Project subject to the conditions as written in the recommendation of the Planning Commission presented at its June 13, 2023 meeting, with the Applicant’s comments and objections to the conditions to be addressed before the Board of Commissioners.”

The originally proposed conditions are attached for your initial review and preparation.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

Jon Hammer
Vice Chairman
Lower Macungie Township Planning Commission

pc: LMT Planning Commissioners
Bruce Beitel – Township Manager
Nathan Jones, AICP, – Director of Planning & Community Development
Bryan McAdam, P.E. – CKS Engineers, Inc.
David Brooman, Esq. – High Swartz
Vince Tranguch – Zoning Officer

Motion to recommend Conditional Use Approval of the Proposed Lehigh Valley Town Center and Top Golf Project Conditioned Upon the Following:

Top Golf Conditions-

1. The hours of operation of the Mixed-Use Golf Driving Range shall be from 9:00 AM - 2:00 AM on Friday and Saturday and 9:00 AM to 12:00 AM on Sunday through Thursday.
2. The lighting standards for the Mixed-Use Golf Driving Range shall be as follows:
 - (A) Recreational lighting for a Mixed-Use Golf Driving Range is permitted a maximum mounting height of fifty-five (55) feet.
 - (B) Full cutoff fixtures shall not be required for lighting for a Mixed-Use Golf Driving Range and instead such lighting must comply with the remaining standards and specifications of Zoning Ordinance §27-1805.6M.
 - (C) A Mixed-Use Golf Driving Range may operate outdoor lighting until 2 hours after closing for maintenance as follows:
 - (i) Sunday through Thursday, a Mixed-Use Golf Driving Range shall cease fully illuminated outdoor lighting at 12:00 A.M. and outdoor lighting may be operated at dimmed levels until no later than 2:00 A.M for the sole purpose of maintenance.
 - (ii) Friday through Saturday, a Mixed-Use Golf Driving Range shall cease fully illuminated outdoor lighting at 2:00 A.M. and outdoor lighting may be operated at dimmed levels until no later than 4:00 A.M. for the sole purpose of maintenance.
3. The final Mixed-Use Golf Driving Range building architecture shall match the rendering exhibit in the packet.
4. The Mixed-Use Golf Driving Range shall provide outdoor seating and dining in addition to the golf bays and indoor facilities, as shown on the exhibit.
5. Parking lot lighting shall be dark sky compliant per township ordinance.
6. A Class C bermed buffer shall be installed separating the use from the abutting cemeteries on Cedarbrook Road, in accordance with the Lower Macungie Township Design Guidelines.
7. The final site layout shall be designed as to not cause glare or direct lighting onto I-78 and SR 309 or in the direction of the County Cedarbrook Facilities or in the direction of the apartments located in between Schantz Road and SR 309 in neighboring South Whitehall Township.

8. All parking shall be designed in conformity with the Lower Macungie Township Design Guidelines and Zoning Ordinance to include street walls, pedestrian crossings and paths, landscaped areas, etc. to the written satisfaction of the Township Department of Community Development.
9. All landscaping shall include attractive three season interest plantings of perennials and annuals in addition to flowering shrubs and ornamental trees.
10. All on-site landscaping shall be maintained and replaced as needed, in strict conformity with the approved land development plans by the Applicant or their successors in perpetuity.
11. All roof and ground level HVAC, elevator and other machinery shall be shielded from view in a manner to be reviewed and approved by the Township Community Development Department.
12. The use of mulch shall be minimized to the satisfaction of the Township Department of Community Development with the use of groundcover plantings or landscape grade stone instead, owing to concern and hazard from mulch fires.
13. Final site emergency access shall be reviewed and approved in writing by the Township Fire Marshal.

Lehigh Valley Town Center Mixed-Use Component Conditions-

1. The site shall be designed and constructed in strict conformity with the site layout shown and proposed in all plans and exhibits from this conditional use hearing. Any modification or derivation shall require a modification of the Conditional Use Approval to be approved by the Board of Commissioners.
2. All buildings shall have elevations in line with what is proposed in the submitted Project Design Companion document and utilize a mix of high-quality materials including brick, masonry, steel and the like to the written satisfaction of the Township Community Development Department.
3. All buildings shall include ornamental roof features or top tier façade accents and accent lighting to be reviewed and approved in writing by the Township Community Development Department. All roof and ground level HVAC, elevator and other machinery shall be shielded from view in a manner to be reviewed and approved in writing by the Township Community Development Department.
4. Roof dining, terraces, bars, public and private access spaces and the like shall be included in no less than 20% of the roof area of structures at the site.

5. All street lighting fixtures, ornamental lighting, benches, planters, arbors, pergolas, shade sails, umbrellas, etc. to be installed at the site shall be submitted in a detailed site design packet and shall be reviewed and approved in writing by the Township Community Development Department.
6. All landscaping shall include attractive 3 seasons plantings of perennials and annuals to be regularly maintained by the Applicant or their successors.
7. All on-site landscaping shall be maintained and replaced as needed, by the Applicant or their successors in strict conformity with the approved land development plans in perpetuity.
8. All on-site delivery areas and garbage/ refuse collection areas shall be shielded from public view as required and shown in the Lower Macungie Township Design Guidelines to the written satisfaction of the Community Development Department.
9. Internal streetscaping for the entirety of the site shall include enough sidewalk width for outdoor dining and gathering. All dining establishments shall include an al fresco dining component and the ability to open windows for open air dining.
10. The proposed public gathering spaces shall be included in the final constructed project and be maintained, programmed and preserved as public space by the Applicant or their successors in perpetuity.
11. The proposed parking deck shall be shielded from view using architectural, landscaping, artwork or other means to be reviewed and approved in writing by the Township Department of Community Development.
12. All parking lots shall be designed in conformity with the Lower Macungie Township Design Guidelines and Zoning Ordinance to include street walls, pedestrian crossings and paths, landscaped areas, etc. to the written satisfaction of the Township Department of Community Development.
13. The use of mulch throughout the site shall be minimized to the satisfaction of the Township Department of Community Development with the use of groundcover plantings or landscape grade stone instead, owing to concern and hazard from mulch fires.
14. Parking lot lighting shall be dark sky compliant per township ordinance.
15. All exterior business signs, décor, lighting, fencing and other appurtenances shall conform to the project design companion submitted by the applicant and to the written satisfaction of the Township Department of Community Development.

16. If the apartments will be pet-friendly facilities, a fenced dog park/ dog run shall be included on the site plan in common accessible space to be reviewed and approved in writing by the Township Department of Community of Development.
17. Final approval and commencement of construction of the mixed-use portion of the project/development must take place within 3 years of the Conditional Use Approval or the Conditional Use as it pertains to the mixed-use portion or this approval shall be null and void. All open building permits must remain active and in good standing with no expiration per the Pennsylvania Uniform Construction Code.

Overall Site & Development Conditions-

1. The Applicant shall obtain any and all permits required by PennDOT for transportation improvements needed for the project, as well as the cost of improvements, shall be at the sole expense of the applicant. The Township shall be included in discussions with PennDOT regarding the design and extent of said improvements.
2. Transportation improvements beyond PennDOT approvals shall be approved by the appropriate entities and shall be at the sole expense of the applicant. The Township reserves the right to defer ownership and maintenance responsibilities of said improvements at its discretion.
3. The Applicant shall obtain Land Development approval from the Township for the project. Should the need arise to phase the land development and transportation improvements, separate land development applications shall be made. Phasing of the project shall be approved by Lower Macungie Township.
4. Design components for stormwater management features, particularly any work in or along the existing channel on the property, shall be closely coordinated with the Township prior to submission to PADEP and LCCD.
5. Approval from the affected property owner shall be obtained for the proposed emergency access prior to the Conditional Use hearing.
6. All stormwater design shall be reviewed and approved by the Township Engineer and Department of Community Development. All basins shall be naturalized per Township Ordinance and include attractive flowering and three-season interest plantings to be reviewed and approved in writing by the Township Engineer and Department of Community Development.
7. Stormwater basins shall not include buffer plantings around the perimeters to create harborage for wildlife or opportunities for spaces for dumping. Basins shall be designed to the standards of the Lower Macungie Township Design Guidelines and reviewed and reviewed and approved in writing by the Township Engineer and Department of Community Development.
8. The Cedar Creek headwaters and creek shall be restored and naturalized as required by the Lehigh County Conservation District and Lower Macungie Township.

9. The main boulevard that transects the site shall be designed with vegetated medians, street trees, lighting and seasonal décor and include access for both pedestrian and bicyclists.
10. Any new or replacement on-site or off-site required traffic signal masts shall be of the matte black ornamental variety to be reviewed and approved in writing by the Township Engineer and Department of Community Development.
11. All proposed crosswalks will be signed, well lit and in locations to be reviewed and approved by the Township Engineer.
12. Any required off-site improvements to Schantz Road, the bridge at Schantz Road, the 90 degree turn at Schantz Road, Hamilton Boulevard, Kressler Road, the Route I-78 Interchange, Route 222 or any other roadway, intersection or traffic signal shall be reviewed and approved in writing by the Township Engineer.
13. The site shall include a full walking path system for the use of on-site residents and site patrons that shall be reviewed and approved in writing by the Township Department of Community Development. A section of trail shall be included in the newly restored Cedar Creek area with access and views of the creek.
14. Any permanently wet basins at the site shall include lit water fountains for both aeration to discourage mosquitoes, algae, etc. and for ornamental display during both the day and night.
15. All fencing required around any stormwater basin shall be of a unified design scheme throughout the site and meet the standards of Township SALDO.
16. Illuminated monument signage for the site shall be included at the main entrance on Cedarbrook Road/ Rt. 222, at Schantz Road and along Route I-78, per township ordinance. The monument signs shall include masonry elements, attractive 3 season landscaping and shall be proposed in a full sign package to be reviewed and approved in writing by the Township Department of Community Development.
17. On-site wayfinding and directional signage shall be part of a unified design scheme and reviewed and approved in writing by the Township Department of Community Development.
18. The Applicant shall generate and propose an on-site addressing system for all buildings, suites and apartment residences to be reviewed and approved in writing by the Township Department of Community Development.
19. At the request of the Township Fire Department and/or Ambulance Corps, the Applicant shall work in good faith to provide space or an area for a substation to serve the site and its residents and businesses for health, safety and welfare purposes.

20. The Applicant shall provide for private monitoring and security at the site for health, safety and welfare of the development's residents and businesses. The 24-hour contact information of the private security company shall be provided to the Township, Fire Department, Ambulance Corps and Pennsylvania State Police.
21. All establishments serving alcohol anywhere on the entirety of the site shall comply with the Township Business Operations Ordinance #2020-02
22. The hours of operation for all other businesses at the site will be proposed to the Board of Commissioners for review and approval when tenants are finalized.
23. The Applicant shall conform to the standards of Township Resolution 2019-23:
"Resolution in Support of Marketing and Branding Initiatives by Commercial Property Owners, Developers and Business Operators to Incorporate 'Lower Macungie Township' in Signage and Marketing Materials".

Lower Macungie[®]

TOWNSHIP

EST. 1832

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

TO: Lower Macungie Township Planning Commission
DATE: May 4, 2023 **UPDATED June 6, 2023**
SUBJECT: Lehigh Valley Town Center and Topgolf Conditional Use Review

Dear Planning Commissioners:

Jaindl Land Company has submitted a Conditional Use application for the anticipated Top Golf and Lehigh Valley Town Center for land located at 361 Schantz Road and 4511 Cedarbrook Road. A portion of this land is the site of the former Eastern Industries and it's "crusher". Additionally, the site was also previously approved for an asphalt company and two hotels.

The proposed zoning text amendments to the HE District of the zoning ordinance were recently passed by the Board of Commissioners.

Southwestern Lehigh County Comprehensive Plan: The area is planned for industrial use according to the future land use map. Which according to the plan should: *"meet the needs of goods manufacturing, wholesaling and other activities that involve particularly intensive use of the land, with a high tendency for impacts."*

Future LV Comprehensive Plan: The properties are within the area shown for Development. Commercial uses such as this sort of business fall into this use category.

Zoning Classification: The property is located in the HE (Highway Enterprise) District. The purpose of the District is to: *"provide desirable locations for modern and innovative industrial, technology, professional, commercial, service or amusement uses along the eastern portion of Hamilton Boulevard within the Township. These uses shall be harmonious with surrounding areas with the zone establishing performance and development standards to ensure the area is desirable and does not constitute a hazard or nuisance to the Township"*.

The proposed mixed-use development is now allowed via conditional use in the HE District with additional provisions added in the text amendment for signage and the proposed Topgolf use.

Existing Conditions: The site is currently open field and the former industrial space which has been fully cleared. The Cedar Creek runs through the rear of the site and access is taken from both Schantz Road and South Cedarbrook Road. Main traffic flow will presumably be entering and exiting from the 222 Bypass.

Proposed Use: The submitted Conditional Use Plan shows the anticipated Topgolf facility and commercial recreation/ restaurant facility at the north-northeast portion of the site along a newly proposed private boulevard. The rest of the site includes a mixed-used center with anchor retail, grocer, office, smaller retail spaces, hotel, residential complex, public plaza, farming area and parking deck. Full streetscape enhancements and generous landscaping also appears to be included. The total proposed space is listed as following:

- Retail: 165,000 square feet
- Office: 180,000 square feet
- Multi-Family: 514 units
- Hotel: 180 rooms

Parking Spaces:

- 1,340 parking deck spaces
- 913 surface parking spaces
- 61 street parking spaces

Planning and Zoning Considerations:

Site Plan: As noted in detail above, the proposed plan calls for a 58.8 acre mixed-use development. Other site features include the Cedar Creek and stormwater management areas.

Walkways and Parking: The Plan shows sidewalk areas along developed buildings and their frontage as well as several open plaza areas to be presumably used for recreation or programming. It is essential the remainder of the site have paths and trails which ensure interconnectivity for both access or tenant usage. This should be considered through parking lot areas, as done with Hamilton Crossings and throughout the proposed buildings. **Trails and paths have now been included in the plan.**

Trails through naturalized areas or restored creek side spaces are highly encouraged. **The final plan should be amended to include this.** Additionally, connectivity to other residential areas is essential, this includes residential neighborhoods off Kressler Road and the Clearview Manor area. **This should be discussed further during formal design.**

Parking areas shall be designed as required by township ordinance with walking paths, street walls, large pedestrian crosswalks and landscaping. **This item remains outstanding and should be a condition of approval.**

Storm Water: As this a Conditional Use Plan, no formal stormwater management design is proposed. Per Township ordinances, basins shall be naturalized. Creek areas should be restored and naturalized as required by the conservation district and per township ordinance. This area in addition to stormwater management can also be a major amenity for the site, with attractive landscaping and trails.

Street Ownership and Circulation: As this will be a master planned private mixed-use development, all roads within the site are expected to and should remain private. Meetings have been had and will continue with PennDOT to review the project proposal.

Site Lighting: All site lighting must be dark-sky friendly/ compliant, it appears in the project design companion and lighting plan this may be the case. The Township Engineer should confirm compliance. The proposed buildings appear to be of the size and scale that ornamental/ architectural lighting should be considered as part of the design for site aesthetics.

Signs: The proposed highway monument sign appears to meet zoning standards in the submitted rendering and will be reviewed in greater detail that the time of formal plan submission. Likewise, numerous buildings and businesses are expected to have signs and each will be reviewed on a case by case basis. **The full signage package shall be reviewed and approved by the Township Department of Community Development.**

Landscaping: As this is a Conditional Use Plan, no formal landscaping is shown on the plan. Per township ordinance, street trees, parking lot trees, naturalized areas and ornamental landscaping will all be required as part of final design. **A Class C Buffer is needed to separate the cemeteries from the development, additionally, basins should be landscaped per township ordinances.**

Architecture: All architecture for the site should comply with Lower Macungie Township Design Guidelines and provide design continuity through-out the proposed site. As a mixed-use development, one of the single most important factors is street level, pedestrian-scaled design with storefronts, windows, streetscaping, programed spaces for outdoor dining or gathering and the like. Additionally, should taller buildings be contemplated, roof accents or ornamentation should be considered due to the high visibility of the site from major highways and roads.

As submitted, it appears that the streetscape rendering meets these expectations as does the Topgolf rendering for the site. A full Project Design Companion has been submitted showing building massing, elevations, examples of signage, lighting and other site amenities. The document is in line with the ordinance and township design guidelines.

Conclusion: As noted several times- this site was once zoned for the most heavy of industrial uses for the Township. As part of the 2018-2019 rezoning process, it was contemplated as one of the most promising areas for economic development remaining within Lower Macungie Township. Highway access, visibility and the land's separation from existing neighborhoods allow for intense use as long as proper mitigating actions are taken. A regional mixed-use center will compliment existing and proposed development along Hamilton Boulevard in both Lower Macungie and South Whitehall Townships. **If built as proposed, this qualifies as an in-fill development of highest and best use for this site and this area of the township. The Conditional Use should be recommended with conditions that will address comments and ensure the health, safety and welfare of residents and the general public.**

Respectfully Submitted,

Nathan Jones, AICP
Director of Community Development
Lower Macungie Township



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

June 8, 2023
Ref: #12506-139

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Attention: Nathan D. Jones, Director of Community Development

Reference: Lehigh Valley Town Center – Landston Equities, LLC
361 Schantz Road & 4511 Cedarbrook Road
Conditional Use Application
Lower Macungie Township Project #DE-22-009

Dear Mr. Jones:

CKS Engineers, Inc. has completed our review of the above-referenced Conditional Use application submitted for the Lehigh Valley Town Center. The submission documents include a Conditional Use plan, consisting of 4 sheets, dated April 24, 2023, last revised May 30, 2023, prepared by the Pidcock Company, as well as a landscaping plan (for the TopGolf portion of the site), signage plan/rendering and a lighting plan (also just for the TopGolf portion of the site).

The applicant proposes a mixed-use development on the approximately 59-acre site (two parcels, PIN #s 547599803773 1 and 547589999034 1) between Schantz Road, Cedarbrook Road, the Fred Jaendl Memorial Highway (S.R.0222), and Interstate 78 (RT 309 SR 0039) in the HE-Highway Enterprise Zoning District. The applicant proposes to construct 550 apartment dwelling units (contained in four (4), six-story buildings), a 100-room hotel, 70,000 SF of office space, 65,000 SF of medical office space, a 12,500 SF grocery store, 170,000 SF of retail space, a 20,000 SF restaurant, a 72-bay mixed use golf driving range, and a 60,000 SF commercial recreation building, as well as a 6 story standalone parking garage. The plan also includes several parking lots throughout the site as well as various stormwater management facilities.

We have reviewed the documents for compliance with applicable Zoning and Subdivision and Land Development Ordinance requirements as well as general engineering observations and have the following comments:

1. "Mixed Use Development" is permitted as a conditional use within the HE - Highway Enterprise Zoning District. (27-10C)
2. The development is subject to Ordinance 2023-03, adopted on April 20, 2023, as well as other applicable Zoning criteria.
3. We have the following comments specific to conditional use applications: (27-2403)

- a. A life safety/truck turning plan should be provided. Adequate turning radii should be provided for Township emergency service equipment. The life safety plan should indicate turning movements for the largest delivery vehicles expected to service the site as well as fire trucks and trash trucks. (27-2402.2, 22A-403.5.D)
 - b. The exhibits indicate an emergency access to the south, under the Route 222 Bypass. We are supportive of this feature and recommend that the appropriate permissions and easement agreements with the respective property owner(s) need to be provided. Restrictions for access and coordination with the Township Emergency Services personnel can be coordinated as part of the land development design process.
 - c. The exhibits show an extensive sidewalk/path throughout the site. Ultimately, crosswalks will need to be provided. However, previous comments regarding walkability and interconnectivity have been taken into consideration and the pathways/sidewalks provide an extensive pedestrian environment throughout the site, with connection to the respective road frontages.
 - d. The plan indicates a significant series of improvements at the current intersection of Cedarbrook Road and the Route 222 Bypass, including a reconfiguration of Cedarbrook Road and Service Road No. 2. These improvements, as well as those proposed at the site access and Schantz Road intersection, will require both Township and PennDOT approval. The applicant continues to coordinate with Township and PennDOT personnel, including the participation of all parties in a TIS Scoping Meeting in April 2023, as it is expected that significant improvements will be needed as a result of the magnitude of this project. Scoping application documents have been submitted to PennDOT and are under review. A Traffic Impact Study will follow. Ultimately, the plan will also need to identify the respective ownership responsibilities for the respective improvements and reconfiguration. (27-2402.2, 22A-403.5.M, 22A Attachment 2, 22A-705)
 - e. Space for off-street loading should be identified on future plans. It appears that a loading area is provided for the standalone retail building and grocery store, however the intentions should be clarified for each of the uses so that appropriate areas can be set aside.
4. Note # 3 indicates that the project will be phased, with the Mixed-Use Golf driving range and affected accesses being the first phase. We recommend that the phasing be discussed with the Township regarding the respective transportation improvements, phased land development applications, etc. and addressed to the Township's satisfaction.
 5. The applicant should demonstrate how the proposed development will comply with Township Design Guidelines, specifically Part 1: General Standards, Part 2: Commercial Districts, Part 3: Residential Development, Part 4: Design Elements, Part 6: Buffers and Part 7: Environmental Preservation, Management and Design, etc.
 6. Electric charging stations shall be provided at a rate of one per 75 spaces in all parking lots or courts. (27-2303.1.1)

7. The applicant is reminded that the requirements of Ordinance Section 22A-710.3.B, regarding recreation land, must be met. As noted in the section, "Land meeting the criteria for recreation land, active, as set forth in Part 2, Definitions, "recreation land, active," shall be offered for dedication to the Township, subject to the approval of the Board of Commissioners at their sole discretion. A minimum of 3,400 square feet per lot or dwelling unit shall be offered for dedication (the land required for recreation space per dwelling unit under the Lower Macungie Township Parks, Recreation and Open Space Plan; see this section). The Board of Commissioners shall consider the offer of dedication for recreation land, active, relative to the following factors..." This requirement will need to be addressed as the project moves forward.
8. The parking lot along the western property line appears to encroach in the proposed relocated gas line easement.
9. Any other data deemed necessary by the Zoning Officer to enable the officer to determine the compliance of the proposed use with the terms of the Zoning Ordinance shall be provided.
10. A note should be added to the plan stating that public water supply and public sanitary sewage will be provided, and if not already requested, capacity to serve should be requested for each from the LCA and Lower Macungie Township. We note that discussions are ongoing regarding sanitary sewer conveyance and treatment. (ZO 27-2412.2.2, SLDO 22A-707.1)
11. We have identified some drafting discrepancies that should be addressed prior to the conditional use hearing and are coordinating with the applicant's engineer to address them. We do not anticipate any compliance issues related to the drafting revisions needed.

Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Bryan McAdam, P.E.

BMc/paf

cc: Bruce Beitel, Township Manager
Renea Flexer, Asst. Township Manager
Vince Tranguch, Zoning Officer
David Brooman, Esq., High Swartz LLC
Mark Fischer, Esq., High Swartz LLC
David M. Jaindl, Applicant
Luke Jaindl, Jaindl Land Company
Erich Schock, Esq., Fitzpatrick, Lentz & Bubba, PC
John McRoberts, P.E., The Pidcock Company
John Wichner, PE, McMahon Associates
Tyler Krauss, McMahon Associates
Andreas Heinrich, PE, Heinrich & Klein
Brian M. Cicak P.E., CKS Engineers, Inc.
File

TOWNSHIP OF LOWER MACUNGIE

Lehigh County, Pennsylvania

RESOLUTION NO. 2023-37

(Duly Adopted July 20, 2023)

A RESOLUTION GRANTING PRELIMINARY/FINAL LAND
DEVELOPMENT APPROVAL TO GM 001 LLC FOR THE
SPRING CREEK ESTATES 2022
LAND DEVELOPMENT PROJECT LOCATED AT
6159 STEIN WAY AND 1255 DANNER ROAD, MACUNGIE, PA

WHEREAS, GM 001 LLC (the “Applicant”) owns and has proposed to develop two currently vacant parcels, one located at 6159 Stein Way, Macungie, PA, being Tax Parcel Identification No. 547500145077 (“Stein Way Parcel”), and the other located at 1255 Danner Road, Macungie, PA, being Tax Parcel Identification No. 546590635649 (“Danner Road Parcel”), both of which were part of the previous Spring Creek Estates Subdivision and are located in the U – Urban Zoning District; and

WHEREAS, the Stein Way Parcel is approximately 2.16-acres on the southwestern corner of Stein Way and Lower Macungie Road (S.R. 2021) and the Danner Road Parcel is approximately 1.510-acres on the eastern corner of Danner Road and Church Lane; and

WHEREAS, Applicant proposes to construct eight (8) townhomes on the Stein Way Parcel and eight (8) townhomes on the Danner Road Parcel, all of which will be rental units (collectively the “Development”); and

WHEREAS, the Development will include courtyard-style parking areas and on-lot stormwater management BMPs at both parcels; and

WHEREAS, the Development will be served by public water and public sanitary sewer at both parcels; and

WHEREAS, in support of the proposed Development, Applicant submitted an eleven (11) sheet plan set titled “Spring Creek Estates 2022,” dated September 16, 2022 and last revised March 31, 2023; a “Post Construction Stormwater Management Report” dated March 25, 2022 with no revisions; and an eight (8) sheet Erosion and Sediment Control plan set and accompanying report dated March 22, 2023 with no revisions, all of which were prepared by Black Forest Engineering, LLC; and

WHEREAS, the Applicant also submitted Landscape and Lighting Plan and Detail sheets, prepared by Brown Design Corp., in conjunction with Black Forest Engineering, LLC, dated January 23, 2023 and last revised March 31, 2023; and

WHEREAS, the above-referenced plans, reports, and other documents submitted by the Applicant in support of the Development are referred to herein collectively as the “Plans;” and

WHEREAS, the Lower Macungie Township Planning Commission reviewed the application and Plans at its June 13, 2023 meeting and, having found them to be in substantial compliance with

the requirements of Township Code Chapter 22A, the Township Subdivision and Land Development Ordinance (hereinafter, "SALDO") and Chapter 27, the Township Zoning Code, recommended that preliminary/final approval be granted, with conditions; and

WHEREAS, Applicant now seeks approval of the Plans from the Lower Macungie Township Board of Commissioners to enable Developer to proceed to construct the improvements and obtain building permits for the Development; and

NOW THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of Lower Macungie hereby grants preliminary/final approval of the land development application reflected and detailed in the Plans, subject to Applicant's compliance with the following conditions:

1. The WHEREAS clauses are incorporated by reference as if set forth in full.
2. The Plans shall be signed by Applicant and notarized. The appropriate professionals shall sign and seal the Plans.
3. Prior to the recording of the Plans, the Applicant shall enter into a Land Development Improvements Agreement, a PCSM Operations and Maintenance Agreement ("PCSM O&M Agreement"), and such other legal documents as required by, and in a form acceptable to, the Township Solicitor. The aforementioned agreements shall be entered into and recorded concurrent with the recording of the Plans.
4. Applicant shall pay any outstanding review and professional fees applicable to this land development prior to the recording of the Plans.
5. Applicant shall deposit with the Township a professional fee escrow, post financial security and enter into a Financial Security Agreement for the proposed improvements in a form acceptable to the Township Solicitor, and shall provide evidence of the required insurance coverages, prior to the recording of the Plans.
6. Applicant shall construct the Development in strict accordance with the Plans except as otherwise modified by the terms and conditions of this Resolution and the terms and conditions of agreements required by this Resolution.
7. Applicant shall comply with any outstanding comments set forth in the review memoranda of the Township Planning Department and the Township Zoning Officer, and the review letters of the Township Engineer, CKS Engineering, and the Township Traffic Engineer, Heinrich & Klein Associates, Inc., to the written satisfaction of the Township Planning Department and the Township Engineer.
8. Applicant shall construct a trail system for the Development as shown on the Plans, to the written satisfaction of the Township Planning Department.
9. Applicant shall preserve all existing tree lines and as many existing trees as possible on the Development site, and install all landscaping as shown on the Plans, to the written satisfaction of the Township Planning Department.

10. Prior to recording the Plans, Applicant shall provide documentary proof of the legal right to discharge stormwater into the abutting Township-owned stormwater basins as proposed in the Plans, to the written satisfaction of the Township Engineer and Township Solicitor.

11. All stormwater basins and treatment areas shall be naturalized and include attractive flowering and three-season-interest plantings to be reviewed and approved by the Township Planning Department and Township Engineer prior to recording the Plans.

12. Buffers shall be designed and shown on the Plans to the written satisfaction of the Township Planning Department prior to recording the Plans.

13. The final designs for landscaping, fencing and site amenities shall be submitted for review and approval by the Township Planning Department prior to submission of Plans for recording.

14. Applicant and its successors-in-interest shall be responsible in perpetuity for the maintenance and replacement of all on-site landscaping as identified on the Plans, and a note to that effect shall be added to the Plans prior to recording.

15. Dog run areas shall be installed as shown on the Plans, with adequate fencing and waste pick-up stations, to the written satisfaction of the Township Planning Department.

16. Final site architecture renderings shall be submitted to the Township Planning Department for review and approval prior to the recording of the Plans.

17. All on-site lighting shall be designed by a certified electrical lighting engineer, shall comply with all applicable Township Codes, and shall meet Dark Sky standards.

18. All utilities serving the structures proposed to be built for the Development shall be placed underground.

19. Applicant shall obtain approval of the proposed sanitary sewer services to the Development from the Township and the Lehigh County Sewer Authority, including a Sewage Facilities Planning Module approved by the Pennsylvania Department of Environmental Protection (“PADEP”), and provide proof thereof to the satisfaction of the Township Engineer and Township Sewage Enforcement Officer prior to recording the Plans.

20. The sanitary sewer infrastructure associated with this Development shall remain private up to its connection with the Township main in perpetuity.

21. Applicant shall obtain approval of the proposed water lines from the Lehigh County Authority. Applicant shall enter into a contract with the Lehigh County Authority to provide water service to the Development and provide proof thereof to the Township prior to the recording of the plans.

22. Applicant shall obtain a letter from the Lehigh County Conservation District approving the Soil Erosion and Sedimentation Control Plan, Details and Narrative and provide a copy to the Township and the Township Engineer prior to recording the Plans.

23. Applicant shall obtain a NPDES permit for disturbance greater than one acre and submit a copy of said permit to the Township and the Township Engineer prior to recording the Plans. Copies of any amendment to the PCSM plan shall be submitted concurrently to the Township and the Township Engineer for review and comment.

24. All on-site stormwater management and conveyance shall be designed and installed to the written satisfaction of the Township Engineer.

25. Applicant shall provide the Township with documentation satisfactory to the Township Solicitor, in the form of a stormwater management easement, executed by the Applicant authorizing the Township access to the properties for inspections and maintenance, or for preservation of stormwater conveyance, infiltration, detention areas and other BMPs by persons other than the Applicant. These purposes shall be clearly stated in the stormwater management easement.

26. Applicant shall provide to the Township Engineer for review and approval the legal descriptions for all easements prior to the recording of the Plans.

27. A signed and sealed surveyor's certification for the setting of pins and monuments for the subject parcels and any right of way dedication shall be furnished prior to the recording of the Plans, or security shall be furnished as specified in the Land Development Improvements Agreement.

28. The Applicant shall ensure appropriate accessibility of fire and rescue vehicles and equipment to the written satisfaction of the Township Planning Department and Township Fire Marshal prior to the recording of the Plans.

29. All roadways in the development shall be undedicated and the Applicant shall be responsible for providing services in the nature of but not limited to: snow and ice removal, street and driveway maintenance, trail and sidewalk maintenance, street lighting, recycling and trash removal, it being understood that Lower Macungie Township will not be providing municipal services in the nature of these services to the Development.

30. Applicant shall pay a Traffic Impact Fee to the Township in the amount of \$22,608.00 prior to recording the Plans.

31. The Lower Macungie Township Planning Commission at its meeting on June 13, 2023, recommended the grant of the certain waivers in response to Applicant's written request, and the following waivers and deferrals are hereby approved by the Board of Commissioners:

- a. Waiver of SALDO §§ 22A-401 and 22A-501 requiring the submission of separate preliminary and final plans; and
- b. Waiver from SALDO Section 22A-403.4.H requiring all existing features within 200 feet of the site be shown on the plans, conditioned on any additional information being provided upon request by the Township Engineer during the course of final plan review; and
- c. Waiver from SALDO § 22A-403.5.A.(2), § 22A-403.5.A.(3), and § 22A-403.5.N., requiring geotechnical reporting.

32. Prior to recording the Plans, Applicant shall list on the Cover Sheet of the Plans each waiver granted herein, stating the applicable SALDO Code Section followed by the relief being granted.

33. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, this Resolution, and the agreements required by this Resolution shall be borne entirely by the Applicant and shall be at no cost to the Township.

34. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code, 53 P.S. §10509(b), the payment of all applicable fees and the funding of all escrows required by this Resolution and the Land Development Agreement, and as required by the Lower Macungie Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Lower Macungie Township, which extension shall not be unreasonably withheld. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this conditional preliminary/final land development approval shall expire and be deemed to have been revoked.

35. The conditions of approval have been made known to Applicant. This Preliminary/Final Land Development approval is expressly contingent on Applicant's affirmative written acceptance of the conditions of approval on or before August 9, 2023, on the form supplied to the Applicant by the Township of Lower Macungie. If an unconditional acceptance of the conditions of approval is not received in writing by August 9, 2023, the application for Preliminary/Final Land Development shall be deemed denied based upon Applicant's failure to agree and/or fulfill the conditions of approval.

DULY ADOPTED, this 20th day of July 2023, by the Board of Commissioners of the Township of Lower Macungie, in lawful session duly assembled.

LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS

Brian P. Higgins, President

Attest:

Renea Flexer, Secretary



3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

June 20, 2023

To: LMT Board of Commissioners
From: LMT Planning Commission
Subject: Spring Creek 2022 Preliminary/ Final Plan

At our June 13th, 2023, Planning Commission Meeting, the Planning Commission discussed the above referenced matter.

The Planning Commission recommends approval of the Spring Creek Estates 2022 Preliminary/ Final Land Development Plan, conditioned upon the following:

1. The Applicant shall address all comments in the most recent Township Planning Department, Zoning Officer and Township Engineer review letters to the written satisfaction of each prior to plan recording.
2. The Applicant shall construct the development in strict conformity with this recommended plan and any other additional modifications noted in the recommendation.
3. A trail system shall be constructed as shown on the plans and to the written satisfaction of the Township Community Development Department.
4. The Applicant shall preserve all existing tree lines and as many existing trees as possible on the site and install landscaping as shown on the plan and to the written satisfaction of the Township Community Development Department.
5. The Applicant shall provide written and documented proof of the legal right to discharge stormwater into the abutting township owned basins as proposed in the plan prior to plan recording to the written satisfaction of the Township Solicitor.
6. All stormwater basins and treatment areas shall be naturalized and include attractive flowering and three season interest plantings to be reviewed and approved in writing by the Township Community Development Department and Township Engineer prior to plan recording.

7. Buffers shall be designed on the final record plan prior to recording and installed as recommended by the Township Community Development Department.
8. All final landscaping, fencing and site amenities shall be reviewed and approved in writing by the Township Community Development Department prior to submission of plans for recording.
9. All on site landscaping per this plan shall be maintained and replaced, as needed, by the Applicant or their successors in perpetuity.
10. Dog run areas shall be installed as shown on the plans with adequate fencing and waste pick-up stations to be reviewed and approved in writing by the Township Community Development Department.
11. All final site architecture shall be reviewed and approved by the Township Community Development Department. Final renderings shall be submitted for approval in writing prior to Plan Recording.

The Planning Commission further recommends the following waivers:

- a. Waiver of SALDO §§ 22A-401 and 22A-501 requiring the submission of separate preliminary and final plans; and
- b. Waiver from SALDO Section 22A-403.4.H requiring all existing features within 200 feet of the site be shown on the plans, conditioned on any additional information being provided upon request by the Township Engineer during the course of final plan review; and
- c. Waiver from SALDO § 22A-403.5.A.(2), § 22A-403.5.A.(3), and § 22A-403.5.N., requiring geotechnical reporting.

Respectfully submitted,

Jon Hammer
Vice Chairman
Lower Macungie Township Planning Commission

pc: LMT Planning Commissioners
Bruce Beitel – Township Manager
Nathan Jones, AICP, – Director of Planning & Community Development
Bryan McAdam, P.E. – CKS Engineers, Inc.
David Brooman, Esq. – High Swartz
Vince Tranguch – Zoning Officer

Lower Macungie

TOWNSHIP

EST. 1852

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

TO: Lower Macungie Township Planning Commission
DATE: October 5, 2022 **UPDATED- 5/3/2023**
SUBJECT: Spring Creek Estates 2022

Dear Planning Commission Members,

Lots 2 & 4 of Spring Creek Estates are under consideration for development and had been submitted as a joint Land Development Plan and for Conditional Use for proposed apartments. Each property is on Danner Road and Stein Way, respectively, and both proposals include single access roads for townhome and apartment residences with limited guest parking. **The proposal now only includes townhomes on both lots.**

Southwestern Lehigh County Comprehensive Plan: The area is planned for Mixed Use which according to the Plan; is set “to harmonize or to promote the continued co-existence of residences, stores and low-impact services in an arrangement most conducive to non-motorized vehicles and pedestrians.”

FUTURE LV: Regional Comprehensive Plan: The property is within the area shown for “Development” where per the Plan states: “these areas have most or all of the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development, and are capable of accommodating a substantial amount of additional development. These areas are appropriate for a variety of uses, including major commercial, residential and industrial development.”

Zoning Classification: The property is located in the U (Urban Zoning District). The purpose of the Urban District is “to provide a place for high density development in close proximity to high-traffic-volume corridors”.

Existing conditions: Each site has been fallow for some time.

Proposed Use: As noted above, the Applicant proposes to develop two separate single access roads for 8 townhomes at Stein Way and for 8 townhomes at Danner Road. At both sites, primary and accessory parking is proposed in central lots and it is presumed that stormwater will be managed from existing infrastructure.

Planning Considerations:

The Applicants have removed the apartment component of the plans which erases the need for any Conditional Use. At this juncture, the project as proposed is only a land development on each lot.

Site Plan: The Plans include and single access loop road at each site. The loop road also provides the immediate access for parking, the Township Fire Marshal and Township Engineer should continue to confirm that emergency access is adequate for each residence in each development and that the largest fire apparatus as well as snowplows and delivery trucks can maneuver safely and effectively. As discussed previously, it appears all roads and parking will be private.

The layouts, as shown, are reflective of the revived “mews” concepts that were prevalent with in-fill development lots in the late 1990’s and early 2000’s. This style usually would allow for compact and dense development on in-fill lots that were challenged in meeting regular SALDO standards. The proposal is another example of the prospective development styles that will be presented in the Township as it matures and more in-fill lots are sought to be developed in the coming years.

Dog runs/ parks have been moved into more open areas a previously suggested, current proposed locations are acceptable. Dog waste bags and wastebaskets should be included at the entrance points of each dog run.

Sidewalks/Walkways: Sidewalks and paths have been included at both sites as requested This is a major benefit to each lot. Providing connectivity to the area.

Stormwater: As previously noted, it appears that stormwater may be treated through existing infrastructure. **It should be confirmed that this is permissible with third party permitting agencies as well as the Township and if easements/ permission for discharge into the proposed basins have been obtained.**

Landscaping: The amended landscape plan is very generous and a strong improvement from the original design. The field grass area should additionally include generous amounts of meadow flower seeds. This adds aesthetic appeal and also will reduce any complaints about property maintenance, as it will signify that this is an approved meadow area. Additional flowering varieties of shrubs and trees would further improve the site, however, as proposed- the design is quite substantial.

Site Lighting and Signage: All on site lighting shall be dark sky compliant with appropriate shrouds and light temperatures. All paths shall have lighting provided. Final light fixture designs and standards shall be submitted for review and approval. Also, per township ordinance, the entrances to the community have been proposed to have monument entrance signs at each entrance, naming the community which should be lit and attractively landscaped.

Architecture: An architectural rendering has been submitted with the plans, full colorized renderings should be produced to allow the Planning Commission and the Board of Commissioners fully visualize the final product and its impact on the community.

Township ordinance requires structures to be constructed with “Architectural Grade Cladding” These materials are defined as: *“Building siding or cladding that uses or resembles authentic traditional materials which is textured, matte and nonreflective. Siding resembles traditional cedar shake, dutch lap, board and batten, scalloped, hardieboard or straight wood grained in finish. Authentic and manufactured brick and stone surfaces shall also be considered architectural grade cladding. Examples may be found in the Lower Macungie Township Design Guidelines.¹²¹”*

Final Considerations: The Planning Commission should inquire about the status of the proposed roads and other infrastructure such as the dog runs. If an HOA is to be formed, the Township Solicitor must review and approve all declarations and incorporation documents.

Please do not hesitate to contact me with any other questions or concerns.

Respectfully Submitted,
Nathan Jones, AICP
Director of Community Development



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

May 3, 2023
Ref: #12506-140 & 141

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Attention: Nathan D. Jones, AICP Director of Community Development

Reference: 6659 Stein Way and 1255 Danner Road
Preliminary Land Development Plan
TWP #s DE-22-010, DE-22-011, DE-22-012, DE-22-013

Dear Nathan:

CKS Engineers has completed our review of the above-referenced submission. The applicant is proposing to develop two separate parcels; the first is located at 6659 Stein Way and is approximately 2.16-acres on the southwestern corner of Stein Way and Lower Macungie Road (S.R. 2021), with proposed improvements that include eight (8) townhomes. The second parcel is located at 1255 Danner Road and is approximately 1.510-acres on the eastern corner of Danner Road and Church Lane with proposed improvements that include eight (8) townhomes. Both parcels are in the U – Urban Zoning District and are currently vacant. The proposed improvements include courtyard style parking areas and on lot stormwater management BMP's. Both sites are proposed to be served by public water and public sanitary sewer. The submission consists of eleven (11) plan sheets titled "Spring Creek Estates 2022", dated September 16, 2022, last revised March 31, 2023, as well as a "Post Construction Stormwater Management Report" dated March 25, 2022, with no revisions, an eight (8) sheet Erosion and Sediment Control plan set and accompanying report dated March 22, 2023, with no revisions, all prepared by Black Forest Engineering, LLC. Landscape and Lighting Plan and Detail sheets, prepared by Brown Design Corp in conjunction with Black Forest Engineering, LLC, dated January 23, 2023, and last revised March 31, 2023, were included with the submission.

We have reviewed the documents for compliance with applicable Zoning, Subdivision and Land Development Ordinance requirements and have the following comments:

1. The plan indicates the following waiver being requested from the requirements of the Subdivision and Land Development Ordinance. Separate correspondence indicating the waiver request for the project indicating the reason for the waiver request has been provided dated March 31, 2023, from Black Forest Engineering.
 - a. Section 22A-401 & 22A-501 – requiring separate preliminary and final land development submissions. We take no exception to this request.
 - b. The Section 22A-403.4.H – requiring that existing underground utilities, sidewalks, or other man-made features within 200 feet of the boundaries of the proposed project area

are shown. We could support this waiver request, conditioned on any additional information being provided as requested during the course of the plan review.

The waiver request for Section 22A-403.4.H is shown on the record plan, however it was not included on the most recent waiver request letter. An updated waiver request letter including this section should be provided. (22A-1106.3)

2. The applicant will need to demonstrate how the proposed development will comply with Township Design Guidelines, specifically Part 1: General Standards, Part 3: Residential Development, Part 4: Design Elements, Part 6: Buffers and Part 7: Environmental Preservation, Management and Design. (27; Attachment 7)
3. All new Land Developments within the U – Urban Zoning District shall comply with the requirements in Section 27-808:
 - a. Newly constructed homes shall utilize architectural grade-cladding and enhanced architectural features.
 - b. The locations of proposed entrance signs have been added to the plans. Sheet LA-2 of 2 provides for entrance monument sign details. All signage should be reviewed by the Zoning Officer. (§27-2402.2.E)
4. We have attached the May 1, 2023, Heinrich & Klein Associates, Inc. review of traffic and layout related concerns. The letter is incorporated herein by reference. The site is in the East Transportation Service area, requiring a fee of \$2,512.00 per peak PM trip generated by the site. Based on the 9 new PM Peak hour trips per day (total for both lots), the Traffic Impact Fee for this project will be \$22,608.00. (22A-403.5.M)
5. The proposed cartway width for Church Lane should not have less than a 19-foot half width. The proposed cartway width for Stein Way and Danner Road should not have less than 18-foot half widths. The existing conditions appear to provide appropriate widths for the rights of way and cartways, however the plan should be revised to clearly indicate the cartway width of Stein Way. (22A-403.5.M, 22A, Attachment 2, 22A-705)
6. The plans should be revised to include the following information: (22A-403.4, 22A-704.1.C)
 - a. A Geotechnical report identifying characteristics of underlying rock formations including karst features, shallow bedrock areas and delineation of prime agricultural soil, etc. (22A-403.5.A.(2), 22A-403.5.A.(3), 22A-403.5.N, 27-2406.1.Y.(2))
 - b. A life safety plan, containing fire truck turning templates has been provided. We recommend that the Township's emergency services personnel provide comment/approval. (22A-403.5.D)
7. The proposed building height should be indicated in the zoning requirements table. The table as shown on sheets 2 and 3 states that the proposed building height is <35'. (27-806)

8. The Applicant has provided a will serve letter from the Lehigh County Authority. An executed water service agreement from the Lehigh County Authority should be submitted prior to the recording of the plans. (22A-403.5.G, 22A-707.1)
9. The plan has been revised to indicate a proposed fire hydrant near the access drive for each of the lots. We recommend that the Township Fire Marshal confirm whether these hydrants will adequately serve the buildings.
10. Approval is required from the Lehigh County Conservation District and PADEP for the construction activities. Dependent on reviews by the respective agencies, additional plan revisions may be necessary. (23C-303.4)
11. There is an existing 15-foot-wide PPL Easement shown along Lower Macungie Road at the rear of one of the apartment buildings. Any proposed improvements within this easement will need to be approved by PP&L. Additionally, we request that the applicant provide a letter from PP&L to confirm if there are any additional building offset restrictions from the existing high-tension power lines. (22A-403.5.J)
12. The applicant is reminded that the requirements of Ordinance Section 22A-710.3.B, regarding recreation land, must be met. It does not appear that the plan proposes any recreation land. As noted in the section, "Land meeting the criteria for recreation land, active, as set forth in Part 2, Definitions, "recreation land, active," shall be offered for dedication to the Township, subject to the approval of the Board of Commissioners at their sole discretion. A minimum of 3,400 square feet per lot or dwelling unit shall be offered for dedication (the land required for recreation space per dwelling unit under the Lower Macungie Township Parks, Recreation and Open Space Plan; see this section). The Board of Commissioners shall consider the offer of dedication for recreation land, active, relative to the following factors..." It is possible that this requirement had been met as part of the prior subdivision – if it was, proof should be provided.
13. Both Lots (6659 Stein Way and 1255 Danner Road) were previously part of a much larger subdivision identified at Lots 2 and 4 of the Spring Creek Estates Subdivision. Stormwater management facilities were provided with the original subdivision to manage the increase in runoff that will result from the proposed improvements. Underground infiltration beds are proposed to manage the water quality requirements for each lot. We have the following comments regarding stormwater management design: (23A unless noted otherwise)
 - a. The previously approved Spring Creek Estates Subdivision provided release rate reductions in accordance with LVPC's June 1997 recommended procedures for Act 167 design criteria. The current ordinance criteria, per the "Stormwater Management Act," has an increase in rainfall intensities, and a requirement for a 30% rate reduction for the 2-year storm event vs. the 50% as noted in the 1997 procedure. After reviewing the release rate reductions from the previously approved report and understanding that the applicant is reducing the proposed impervious surface for both lots and is also providing additional on lot water quality controls for each lot, we take no exception to the stormwater management rate controls provided for the sites, conditioned on addressed the comments below.

- b. Profiles have been provided showing typical sections and specifications for some of the primary conveyance systems throughout the site, however profiles should be provided for all storm runs, with the exception of roof drain leaders at the buildings themselves. (22A-403.5.C)
 - c. Some of the pipes within the stormwater management facilities are shown in plan views as 8" perforated PVC. We take no exception to using 8" pipe for distribution pipes within infiltration facility, however any pipes between inlets and the outlet structure that convey stormwater should have a minimum diameter of 15 inches and be RCP or HDPE, for example Inlet-103 to MH-100, Inlet 202 to OCS-2, and to C-Inlet 206. (22C-108.1.A.(1)(a)2))
 - d. Record Plan Note # 14 states "all concrete storm pipe shall be O-ring RCP. The pipe labels on the Utility Plan and the Utility Profile Plan sheets should indicate "O-ring" RCP. (22C-1081.A.(1)(b)1))
 - e. The anti-seep collar for Seepage Pit 001 is shown within the infiltration bed. This anti-seep collar should be relocated to prevent storm water from flowing out of the infiltration bed and along the outlet pipe.
 - f. The Outlet Structures appear to be shown as 2'x2' storm sewer boxes with a solid top. A 2' x 4' PennDOT approved structure should be provided withy an inlet grate or manhole cover to allow access for future maintenance.
14. We have the following comments regarding the grading and erosion control design: (23A unless noted otherwise)
- a. ADA compliant site-specific grading should be provided for the following sidewalk connections:
 - i. From Danner Road Building #1 connection to Danner Road.
 - ii. The proposed 5' walkway between the Stein Way Buildings to lower Macungie Road.
 - iii. The sidewalk connection from the Stein Way internal sidewalk to the Dog Area.
 - b. A minimum slope of 2% should be provided within the rear yard swale between the Stein Way Buildings. Additionally concentrated flow is being directed at the walkway in this area. We suggest that an additional inlet be provided near the rear corner of building #2.
 - c. We take no exception to the site-specific Erosion and Sedimentation control plan and PCSM plans as provided. (22A-403.5.B)
15. We have the following Landscaping Design comments for consideration. (22A-710 unless noted otherwise)
- a. We offer the following comments relative to placement of plant material and proposed species:

1. In addition to the PADOT sight distance for driveways as provided, sight triangles at the street intersections (Danner Road/Church Lane, Stein Way/Lower Macungie Road) should also be shown, to ensure that proposed trees and shrubs will not compromise the respective sight triangles. PADOT sight distances at driveways and required sight triangles at street intersections should also be provided on the Record Plans. (SALDO Chapter 22A-705.6.F. & G.) (27-1703.5.A. & B.)
 2. Along the Church Road frontage, the proposed plant material should be relocated to reduce conflict with overhead utility wires. The plan should be revised accordingly.
 3. Proposed mounded grading within the central islands as indicated on the Landscape Plan should be included on the Grading and Utility Plan.
16. We have the following comments regarding sanitary sewer service:
- a. The applicant should submit a PADEP Sewage Facilities Planning Module Application Mailer to Lower Macungie Township. (22A-4035H.(1))
 - b. The applicant will need to obtain a Sewer Connection permit as required by (18-301)
 - c. The applicant is responsible for the respective tapping fees for the water and sewerage connections that are proposed in conjunction with this project prior to, or as a condition of, final plan approval.
 - d. The following Township standard details should be added to the plan set from the Lower Macungie Township Authority Sanitary Sewer System Construction Details. We will provide the details to the design engineer under separate cover.
 - i. 3-10 Typical Manhole Channels
 - ii. 3-11 Concrete Manhole Adaptor
 - iii. 3-12 Connection to Existing Manhole
 - iv. 3-19 Lateral Clean Out
 - v. 3-20 Lateral Cleanout Cover
 - vi. 3-21 Pipe Envelope
17. We have the following drafting and engineering comments:
- a. The existing Handicap ramps along the frontage of the property will need to be replaced with ADA compliant ramps, including the ramps at the intersections of Stein Way and Lower Macungie Road as well as Danner Road and Church Lane. A note and applicable details should be added to the plan. (22C-104.7)
 - b. Light fixture details have been provided. Specific fixture selections should be marked on the ordering schedule. The site lighting is required to be Dark Sky compliant, as indicated in the Lower Macungie Township Design Guidelines. We note that Dark Sky compliant lighting is generally considered to be at or near 3000K. (27-2303.1.C)

- c. A tabulation of required and proposed parking spaces has been provided. The tabulation accounts for the garages to be utilized as parking spaces. We defer to the Township as to whether these can be counted or not. (27-2301)
 - d. We recommend that the internal sidewalks be extended to the dumpster pads and pedestrian access be provided to the trash facilities.
 - e. Sanitary sewer profiles should show the lateral connections on the sewer main. We have no concern relative to pipe slope to service the proposed townhomes because the buildings are slab on grade.
18. We recommend that the Township Fire Marshal provide feedback relative to the site layout and the functionality of the emergency access. 27-2403.1.E.(5)
19. Any other data deemed necessary by the Zoning Officer to enable the officer to determine the compliance of the proposed use with the terms of this chapter shall be provided.
20. Approvals should be provided from the following agencies:
- a. Lehigh Valley Planning Commission
 - b. Lehigh County Conservation District
 - c. PADEP
 - d. PennDOT (pedestrian path and ADA ramps)
 - e. Lehigh County Authority

We recommend the plan be revised and resubmitted. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS
Township Engineers



Brian Cicak, P.E.

BC/paf
Enclosure

cc: Bruce Beitel, Township Manager
Renea Flexer, Asst. Township Manager
David Brooman, Esq., High Swartz LLC
Mark Fischer, Esq., High Swartz LLC
Bryan McAdam, P.E., CKS Engineers
Kim Flanders, CKS Engineers
Andreas Heinrich, Heinrich & Klein Associates, Inc.
Mariano Difiore, GM 001 LLC., Applicant (misterdifiore@gmail.com)
Joseph Rentko P.E., Black Forest Engineering, LLC (jerengineering@gmail.com)
File



**HEINRICH & KLEIN
ASSOCIATES, INC.**

TRAFFIC ENGINEERING & PLANNING
1134 Heinrich Lane • Ambler, Pennsylvania 19002
215-793-4177 • FAX 215-793-4179

May 1, 2023

Bryan McAdam, P.E.
CKS Engineers, Inc.
4259 W. Swamp Road, Suite 410
Doylestown, PA 18902

Re: Spring Creek Estates Lots 2 & 4
6159 Stein Way & 1255 Danner Road
Lower Macungie Township, Lehigh County, PA

Dear Mr. McAdam:

As requested, I have completed a second Traffic Engineering Review of what is now proposed as an 8-unit single-family attached housing development proposed at 6159 Stein Way, and an 8-unit single-family attached development proposed at 1255 Danner Road in Lower Macungie Township, Lehigh County, PA. It is proposed to provide access to the development proposed at 6159 Stein Way via a full-movement unsignalized driveway that will intersect Stein Way at a point approximately 330 feet west of Lower Macungie Road; and provide access to the development proposed at 1255 Danner Road via a full-movement unsignalized driveway that will intersect Danner Road at a point directly opposite Mink Road approximately 250 feet south of Church Lane. The Preliminary/Final Plan for the proposed residential developments were prepared by Black Forest Engineering, LLC, last revised 03/31/23.

It should be noted that I have received no specific response to the comments of my review letter dated October 21, 2022. Many of my comments are simply repeats of my previous comments. My comments are as follows:

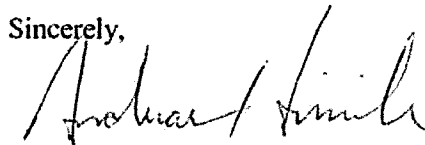
1. **New Comment:** It is estimated that 16 single-family attached houses will generate 115 vehicle trips per day (total inbound and outbound), 8 vehicle trips during the morning peak hour (2 inbound trips and 6 outbound trips), and 9 vehicle trips per hour during the afternoon peak hour (5 inbound trips and 4 outbound trips). The resultant Traffic Impact Fee calculation for a development situated in the East Transportation Service Area is calculated to be \$22,608.00 (i.e., 9 PM peak hour trips X \$2,512.00 per PM peak hour trip = \$22,608.00).

Bryan McAdam, P.E.
CKS Engineers, Inc.
May 1, 2023
Page 2

2. **Previous Comment:** Corner radii of at least 25 feet should be provided for access to Stein Way and to Danner Road.
3. **New Comment:** The Life Safety Plan should provide a detail of the design vehicle to include the type of vehicle and dimensions.
4. **New Comment:** It appears that adequate sight distance will be available along both Stein Way and along Danner Road. However, please provide the source or calculation for the required sight distances of 144 feet (Stein Way) and 151 feet (Danner Road).
5. **Previous Comment:** All pedestrian facilities should be dimensioned. Curb ramps and crosswalks should be provided across both access driveways. All pedestrian facilities shall be ADA compliant. It is desirable to provide a grass strip between sidewalk and curb.
New Comment: The Detectable Warning Surfaces (DWS) shall be located at the bottom of the curb ramp adjacent to the back of curb.
6. **Previous Comment:** Satisfied.
7. **New Comment:** It is unlikely that pedestrians to/from units 5 through 8 will walk around the square to/from Stein Way. It is desirable to provide sidewalk around the entire square as was provided in a previous version of the plan.
8. **Previous Comment:** Pedestrian access should be provided internal to the 8-unit Danner Road development and extended out along the driveway to the intersection of Danner Road and Mink Road, instead of mid-block between Church Lane and Mink Road.
9. **Previous Comment:** Please explain how the dumpster pads (particularly in the Danner Road development) will be accessed by trash collection vehicles.

If you should have any questions, or wish to discuss these comments in greater detail, please call me at your convenience.

Sincerely,



Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh

TOWNSHIP OF LOWER MACUNGIE
Lehigh County, Pennsylvania

RESOLUTION NO. 2023-38
(Duly Adopted July 20, 2023)

A RESOLUTION GRANTING SUBDIVISION APPROVAL TO
DY STONE HILL LLC FOR THE STONE HILL HAVEN
SUBDIVISION PROJECT LOCATED AT
6079 MOUNTAIN ROAD, MACUNGIE, PA

WHEREAS, owner/applicant, DY Stone Hill LLC (the “Applicant”), has submitted an application proposing to subdivide the approximately 10.7 acre parcel located at 6079 Mountain Road, Macungie, PA, being Tax Parcel Identification No. 547364259407-1, in the R-Rural Zoning District (the “Property”), into two (2) lots, one lot of 7.49 acres net containing an existing house, barn, and driveway to Mountain Road, and the other lot of 2.00 acres net as a buildable lot for a single-family detached dwelling use (the “Application”); and

WHEREAS, the Application does not propose any land development at this time and proposes private water and sanitary sewer service for both subdivided parcels; and

WHEREAS, in support of the proposed Application, Applicant submitted plans consisting of three (3) sheets prepared by Wilkinson Apex Engineering Group, LLC, dated February 6, 2023, last revised June 9, 2023 (the “Plans”); and

WHEREAS, the Lower Macungie Township Planning Commission reviewed the application and Plans at its May 9, 2023 meeting and, having found them to be in substantial compliance with the requirements of Township Code Chapter 22A, the Township Subdivision and Land Development Ordinance (hereinafter, “SALDO”) and Chapter 27, the Township Zoning Code, recommended approval of the minor subdivision Plans, with certain conditions; and

WHEREAS, Applicant now seeks approval of the minor subdivision Plans from the Lower Macungie Township Board of Commissioners; and

NOW THEREFORE, BE IT ADOPTED AND RESOLVED that the Board of Commissioners of the Township of Lower Macungie hereby grants final approval of the minor subdivision Application reflected and detailed in the Plans, subject to Applicant’s compliance with the following conditions:

1. The WHEREAS clauses are incorporated by reference as if set forth in full.
2. The Plans shall be signed by Applicant and notarized. The appropriate professionals shall sign and seal the Plans.
3. Prior to the recording of the Plans, the Applicant shall enter into any such legal documents as required by, and in a form acceptable to, the Township Solicitor. The aforementioned agreements shall be entered into and recorded concurrent with the recording of the Plans.

4. Applicant shall pay any outstanding review and professional fees applicable to this subdivision Application prior to the recording of the Plans.

5. Applicant shall comply with any outstanding comments set forth in the review memoranda of the Township Planning Department and the Township Zoning Officer, and the review letters of the Township Engineer, CKS Engineering, and the Township Traffic Engineer, Heinrich & Klein Associates, Inc., to the written satisfaction of the Township Planning Department and the Township Engineer.

6. Applicant shall preserve all existing tree lines and as many existing trees as possible on the Property to the written satisfaction of the Township Planning Department.

7. Applicant shall offer for dedication all required rights-of-way, including the Ultimate Right-of-Way, per Township Ordinance.

8. Applicant shall demonstrate that mail service will be provided to the new parcels to the written satisfaction of the Township Planning Department prior to recording the Plan.

9. Applicant shall offer a trail easement from the Stone Hill Meadows trails through the Property, connecting North-to-South to Mountain Road, to provide improved connectivity to the open space owned by the Wildlands Conservancy on Mountain Road, to the written satisfaction of the Township Planning Department.

10. The final designs for landscaping, fencing and site amenities shall be submitted for review and approval by the Township Planning Department prior to submission of Plans for recording.

11. Applicant shall submit to the Township two copies of a letter from the Lehigh County Authority stating that public water service to the site is not feasible.

12. The on-lot sewage disposal systems for the proposed subdivided lots shall comply with the requirements of Ordinance Section 22A-706.1.B prior to the issuance of any building permits for the Property.

13. Applicant shall provide to the Township Engineer for review and approval the legal descriptions for all easements prior to the recording of the Plans.

14. A signed and sealed surveyor's certification for the setting of pins and monuments for the subject parcels and any right of way dedication shall be furnished prior to the recording of the Plans.

15. Applicant shall pay a Traffic Impact Fee to the Township in the amount of \$2,560.00 prior to recording the Plans.

16. Applicant shall pay a Recreation Fee to the Township in the amount of \$3,800.00 prior to recording the Plans.

17. The Lower Macungie Township Planning Commission at its meeting on May 9, 2023, recommended the grant of a certain waiver in response to Applicant's written request, and the following waiver is hereby approved by the Board of Commissioners:

- a. Waiver of SALDO §§ 22A-705.2.A requiring cartway widening on Mountain Road and Gehman Road.
- b. Waiver of SALDO § 22A-705.9 requiring frontage improvements, including curb, sidewalk and street trees, on Mountain Road and Gehman Road

18. Prior to recording the Plans, Applicant shall list on the Cover Sheet of the Plans each waiver granted herein, stating the applicable SALDO Code Section followed by the relief being granted.

19. The cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, this Resolution, and any agreements required by this Resolution shall be borne entirely by the Applicant and shall be at no cost to the Township.

20. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code, 53 P.S. §10509(b), the payment of all applicable fees required by this Resolution and the Lower Macungie Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Lower Macungie Township, which extension shall not be unreasonably withheld. Until such time as the applicable fees and contributions have been paid, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this conditional subdivision approval shall expire and be deemed to have been revoked.

21. The conditions of approval have been made known to Applicant. This subdivision approval is expressly contingent on Applicant's affirmative written acceptance of the conditions of approval on or before August 9, 2023, on the form supplied to the Applicant by the Township of Lower Macungie. If an unconditional acceptance of the conditions of approval is not received in writing by August 9, 2023, the application for subdivision approval shall be deemed denied based upon Applicant's failure to agree and/or fulfill the conditions of approval.

DULY ADOPTED, this 20th day of July 2023, by the Board of Commissioners of the Township of Lower Macungie, in lawful session duly assembled.

LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS

Brian P. Higgins, President

Attest:

Renea Flexer, Secretary



3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

June 20, 2023

To: LMT Board of Commissioners
From: LMT Planning Commission
Subject: 6079 Mountain Road/ Stone Hill Haven Minor Subdivision

At our May 9th, 2023, Planning Commission Meeting, the Planning Commission discussed the above referenced matter.

The Planning Commission recommends approval of the 6079 Mountain Road/ Stone Hill Haven Minor Subdivision Plan, conditioned upon the following:

1. The Applicant shall address all comments in the most recent Township Planning Department, Zoning Officer and Township Engineer review letters to the written satisfaction of each prior to plan recording.
2. The Applicant shall preserve all existing tree lines and as many existing trees as possible on the site.
3. The Applicant shall offer for dedication all requisite Rights-Of-Way, including the Ultimate Right of Way, per Township Ordinance
4. The Applicant shall demonstrate that mail service is to be provided to the new dwelling prior to plan recording.
5. The Applicant shall offer a trail easement from the Stone Hill Meadows Trails through the property to provide improved connectivity to the open space owned by the Wildlands Conservancy on Mountain Road as directed and agreed to by the Township Planning Department. The easement shall connect North-to-South to Mountain Road.
6. Any and all final landscaping, fencing and site amenities shall be reviewed and approved by the Township Planning Department prior to submission of plans for recording.

The Planning Commission further recommended the following waiver:

1. A waiver of SALDO Section 22A-705.9 regarding frontage improvements on Mountain and Gehman Road including curb, sidewalk and street trees.

Respectfully submitted,

Tom Beil
Chairman
Lower Macungie Township Planning Commission

pc: LMT Planning Commissioners
Bruce Beitel – Township Manager
Nathan Jones, AICP, – Director of Planning & Community Development
Bryan McAdam, P.E. – CKS Engineers, Inc.
David Brooman, Esq. – High Swartz
Vince Tranguch – Zoning Officer

Lower Macungie

TOWNSHIP

EST. 1832

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

TO: Lower Macungie Township Planning Commission
DATE: April 5, 2023
SUBJECT: Stone Hill Haven- 6709 Mountain Road Minor Subdivision

Dear Planning Commission Members,

DY Stone Hill, LLC has submitted a subdivision for a two lot plan located at 6709 Mountain Road. One new building lot will be created and the existing stone farmhouse and spring/ creek area will remain a separate lot.

Southwestern Lehigh County Comprehensive Plan: The area appears to be shown for Natural Features Preservation.

FUTURE LV Comprehensive Plan: The property is located in the “Preservation Buffer” and immediately abuts a “Character Defining Area”.

Zoning Classification and SALDO: The property is located in the Rural Residential District. Single Family Detached dwelling units are a permitted use with a minimum lot size of 2 acres. The developer is noting they will be utilizing the Open Space Subdivision provisions of the township ordinance and seeking zoning relief on a number of lot design requirements.

Existing conditions: The existing 10.7 acre property has forested area, a water source spring which becomes an un-named creek that flows north into the existing Stone Hill Meadows development, a historic residence structure and open field area.

Proposed Development: As noted previously, DY Stone Hill proposes a two lot subdivision which would include one new residence at 6709 Mountain Road.

Planning Considerations:

1. This is a minor subdivision to create a buildable lot. No development is proposed as part of the subdivision. To continue the rural character of the area; curbing and street trees should be deferred or waived. Any plantings would be better served on-site, especially near the resource area. All requisite ROW's and other offerings should be included on the plan.
2. **An easement for pedestrian access from the existing Stone Hill Meadows should be included for connectivity to the Wildlands Conservancy Open Space on the opposite side of Mountain Road. The easement could transect Lot 1 to provide direct connection to the conservancy land or run along the eastern side of Lot 1 with frontage trail space then also included on Mountain Road.**
3. A recreation fee of \$3,800.00 is applicable to this subdivision.

Respectfully Submitted,

Nathan Jones, AICP
Director of Community Development



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.3400600

July 12, 2023
Ref: #12506-117

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Attention: Nathan D. Jones, Director of Community Development

Reference: 6709 Mountain Road
Stone Hill Haven - Minor Subdivision Plan
Lower Macungie Township Project #DE-21-013

Dear Mr. Jones:

CKS Engineers has completed our review of the above referenced project, the plans consisting of three (3) sheets prepared by Wilkinson Apex Engineering Group, LLC, dated February 6, 2023, last revised June 9, 2023.

The applicant proposes to subdivide the approximately 10.7-acre parcel northeast of the intersection of Mountain Road and Gehman Road in the R – Rural Zoning District into two (2) lots; one lot, comprising approximately 7.49 acres, the second (2.00 acres) contains the existing house and barn. The existing structures and driveway to Mountain Road are proposed to remain. The plan indicates that no land development is currently proposed.

We have reviewed the documents for compliance with applicable Zoning and Subdivision and Land Development Ordinance requirements and have the following comments:

1. Mountain Road and Gehman Road are classified as a Collector Streets, with a required 80-foot-wide right-of-way. The plan should be dimensioned to indicate both the existing legal and ultimate rights of way. The proposed right of way half widths should not be less than 40 feet.

The plan certifications should be revised to include an offer for dedication of the area between the legal and ultimate rights of way along Gehman Road to Lower Macungie Township. In the event the ultimate right of way of Mountain Road had not already been dedicated and accepted, a note should be added to the plan that offers the area between the legal and ultimate right of way to the agency having jurisdiction. Lower Macungie Township does not take right of way on State roads. (27-1703.2, 22A-504.I, 22A-705.F)

2. The plan does not propose any frontage improvements. Ordinance Sections 22A-705.2.A and 22A-705.9.A require curbing, roadway widening and sidewalk. A note has been added to the plan identifying a waiver request from both cartway widening along both Gehman Road and Mountain Road and a waiver from the installation of curb and sidewalk along both Gehman Road and Mountain Road. However, it appears that the same ordinance section has been referenced for both. The note should be revised to reference the appropriate ordinance sections.

We take no exception to the waiver request(s) however we recommend the following:

- a. The applicant provide correspondence, consistent with the waivers listed on the plan, prior to plan recording. The request should include justification for the waivers requested.
 - b. The Township may wish to approval a deferral of these improvements rather than a waiver. This should be discussed, and the plan revised dependent on the Board decision.
3. Public water exists within the adjacent Stone Hill Meadows subdivision. The plan contains a note stating that both water and sanitary sewer are to be private. No documentation has been received indicating that Lehigh County Authority has verified that service to the site is not feasible. We do not anticipate that public water could, or should, be extended to this site, however verification should be provided.

In addition, the applicant is reminded:

- a. When water service to the proposed subdivision is to be provided by an existing public system, the developer shall submit two copies of a letter from the agency, authority, or utility which agrees to extend water service, subject to the execution of a service agreement.
- b. When water service to a proposed subdivision is provided by an on-lot well, the developer shall submit two copies of a letter from Lehigh County Authority stating that LCA service to the site is not feasible.
- c. *The on-lot water system shall be in accordance with the requirements of Ordinance Section 22A-707.B. All applicable permits shall be provided prior to issuance of a building permit.*

A note has been added to sheet three referencing the above and section 22A-707.B. However, the plan states this is a zoning ordinance section. The note should be revised to indicate that this is a Subdivision Ordinance requirement.

Finally, we note that the application submitted indicates that LCA was not notified of the proposed subdivision. The procedures listed above should be followed as recommended in the ordinance. (22A-403)

4. The plan proposes both primary and backup on-lot sewage disposal systems for proposed Lot one (1) in addition to a backup on lot sewage system on Lot two (2). We note that the Township has received a Sewage Facilities Planning Module and has issued a preliminary review as of June 30, 2023. The requirements of Ordinance Section 22A-706.1.B must be met, including but not limited to a sewage facilities planning module prior to the issuance of building permits. (22A-403.H, 22A-706.1.B)
5. The presence of hydric soils could warrant review by the U.S. Army Corps of Engineers. However, no development is proposed at this time. We recommend that the future building permit for Lot 1 be conditioned on meeting all PADEP and Township requirements regarding disturbance of hydric soils and/or wetlands. (22A-501.6.D, 27-1905.2)
6. As requested, the proposed addresses have been included on plan Sheet 3. Prior to recording, confirmation from both the Township Emergency Services Personal and the Lehigh County 911 Center that the proposed address is acceptable should be submitted to the Township. (22A-503.1.B.4)


7. The parcel is in the West Transportation Service area and will require a Traffic Impact Fee in the amount of \$2,560.00 for Lot 1. (22B-110, 22B-113)
8. Ordinance section 27-506 states that the minimum lot width is to be 150 LF, as measured at the building setback line for a single-family detached use in a rural zoning district. As shown, Lot 2 measured from the Northern property line to Southern right of way line at the building set back is shown to be approximately 130 feet.

The lots should be revised to accommodate the minimum lot requirements. Additionally, dimensions should be added at the building setback line to clearly show the lot width. Values affected by the change in lot width, i.e. lot areas, coverages, etc. should be adjusted accordingly.

9. We have the following general engineering and drafting related comments:
 - a. The existing road centerlines of Gehman Road and Mountain Road should be shown on the plan. (22A-503.B)
 - b. There appears to be a discrepancy between the frontage lengths listed in the Zoning District Conditions table on and those lengths shown along the right of ways on Sheet 3.
 - c. It appears that while the Mountain Road Right of way has been revised to state "Legal Right of way" the impervious table on both sheets 2 and 3 references an ultimate right of way. This discrepancy should be resolved.
 - d. There appears to be a duplicate labeled for the septic tank on Lot 2 on Sheet 3. The septic tank location should be clearly labeled.

We recommend the plan be revised and resubmitted, along with documentation referenced above. However, we take no exception to the project being placed on the upcoming Township Planning Commission meeting agenda for consideration. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS
Township Engineers



Bryan McAdam, P.E.

BMc/pf

cc: Bruce Beitel, Township Manager
Renea Flexer, Asst. Township Manager
David Brooman, Esq., High Swartz LLC
Mark Fischer, Esq., High Swartz LLC
Mark Thaler, Applicant (mthaler@bt-management.com)
Justin Mocerri, Wilkinson Apex Engineering Group (jmocerri@wknape.com)
Brian Cicak, P.E., CKS Engineers
Meagan McKeon, E.I. CKS Engineers
File



3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

TO: LMT Planning Commission
FROM: Carl L. Best, Zoning Officer *CB.*
DATE: April 3, 2023
SUBJECT: DY Stone Hill LLC.
Final/ Subdivision Plan

I have received the application and plans for the above referenced property submitted by Wilkinson & Associates, Inc. Engineering in behalf of BT Stone Hill, LP. As Township Zoning Officer, I offer the following comments relative to Zoning Ordinance 2019-10, Chapter 27.

ZONING ORDINANCE (Code of Ordinances) CHAPTER 27

The plan proposes to develop a 10.80-acre (7.49 ac. Net) tract of land which proposes one (1) single family dwelling. The subject property is located in an R-Rural Zoning District in which Single family homes are permitted by right with a minimum lot area of 2 acres. The property currently has no public utilities.

- 1. Section 2405 1. A.** The Zoning Officer shall determine whether such specific additional criteria for such uses by right are met by an application that is not associated with an application for a conditional use, an application for a variance, an application for a special exception use, or an application for a subdivision or land development. ***The plan should indicate a proposed dwelling location (conceptual) on Lot 1 including driveway location and access. The plan should be revised accordingly.***
- 2. Sections 27-2303 3. F. & G.** Where access to a State street/road, a valid State highway occupancy permit shall be obtained prior to plan recording. Where Penn DOT standards differ from those of the Township, Penn DOT regulations shall apply. Also, where access drives and driveways are proposed as part of a Subdivision or Land Development, the provisions of the Township's Subdivision and Land Development Ordinance (Subchapter 22A) shall also be met. ***Any driveway access onto Mountain Road (SR 2018) which is a State Road will require a Penn DOT Highway Occupancy Permit, as required, shall be submitted (copy) to the Township.***
- 3. Section 27-1703 5.** A clear sight triangle shall be provided at street intersections to ensure that traffic passing through the intersection has adequate sight distance to see and yield to approaching emergency vehicles. Such sight triangles shall be in accordance with the latest edition of AASHTO "A Policy on Geometric Design of Highways and Streets" and shall vary based upon the speed limit of the

roadway as specified in this Section. ***Clear sight triangles shall be shown at the intersection of the proposed driveway and Mountain Road.***

4. **Section 27-1901** The purpose of this section is to protect environmentally sensitive lands including flood hazard areas, steep slopes, hydric soils, Karst hazard areas, riparian buffers, preexisting tree groves, and historic assets or structures from adverse impacts caused by development. The limits of these areas shall be considered throughout the entirety of the Township where such assets or resources areas exist. Applications for land development or zoning permits shall include a specific field survey which precisely maps the location and extent of these physical restraints. Additionally:

A. All sites shall be designed so as to respect existing topography and avoid excessive earth moving, destruction of natural amenities and unnecessary felling of trees and woodland. Existing natural features shall be preserved and incorporated into final design and landscaping of a site.

B. All sites shall be designed to respect and preserve existing natural drainage areas, maintain or enhance water quality and avoid redirection of existing flow.

C. All sites shall be designed to respect scenic views of significant regional features including, but not limited to, the South Mountain, Little Lehigh Creek, Swabia Creek, farm fields, preserved open space, recognized wetlands and existing historic structures. ***Plans for subdivisions or land development shall include a specific field survey which precisely maps the location and extent of all physical restraints.***

5. **Section 27-1804** Easement Preservation. All easements required by this chapter, shown on a plan of record, or set forth in a deed of record, shall be kept clear of any and all structures and obstructions, including but not limited to, buildings, fences, trees, berms, driveways and shrubs, unless authorized by the easement owner. The surface grade of any such easement shall not be altered without Township approval. ***All existing or proposed easements shall be shown on the plan. The plan should be revised accordingly.***

6. **Section 27-1903** Steep Slopes. 1. Determination of Areas of Steep Slope. Areas of steep slopes with slopes of 15% or greater, as shown on the overlay map, were taken from 7.5 minute series quadrangle sheets of the U.S. Geological Survey. Field survey information of greater accuracy may be submitted by the applicant, and, if accepted by the Township Engineer, may be utilized for purposes of this section in lieu of the Township map.

2. Regulation for Areas of Steep Slope. Upon determination that the lot under consideration is partially or wholly an area of steep slope, the following regulations shall apply:

A. Where (1) the lot only partially is a steep slope, (2) there are no earthmoving activities or removal of vegetation proposed for the steep slope portion of the lot, and (3) Pennsylvania Department of Environmental Protection's standards for on-lot sewage disposal will be met on other soils of the lot, only the requirement contained in other sections of this chapter for the use proposed for the district in which the lot lies shall be applied.

B. Where the slope of the construction area is 15% or greater, the minimum lot size shall be two acres. If the minimum lot area requirement is two acres, the lot width, maximum building height and minimum yard of the R-Rural District (27-506 and 27-507) shall apply. The maximum building coverage is 5%.

(1) Construction area shall mean the area to be occupied by the main building, any accessory building or structure and any on-site sewage disposal facility and the area within 15 feet surrounding all such areas, as well as any other areas of a building lot which are disturbed by earthmoving. The area to be occupied by the driveway and parking spaces shall not be considered included within the construction area if less than 25% of the area occupied by the driveway and parking spaces is more than a natural slope of 15%.

(2) The slope of the construction area shall be the algebraic average of the average slopes taken at ten-foot intervals perpendicular to the existing contours across the entire construction area.

C. Any construction on lots with slopes in excess of 15% (1) requires the submission of grading, stormwater and soil erosion plans acceptable to the Township Engineer showing the manner in which the builder will limit soil erosion and sedimentation to the minimum feasible; (2) may not necessitate the removal of any tree in excess of six-inch caliper, measured at a height of four feet above mean ground level except in the space to be occupied by a structure, septic system, or driveway, or within 15 feet thereof. ***The proposed subdivision shall meet each of the above Section of the Ordinance and shall be shown on the plan.***

9. **Section 27- 1906** Preservation of Trees and Forests. 1. During site design, every attempt shall be made to avoid placement of roads, driveways, structures, on-lot sewage treatment or stormwater management facilities in the location of any tree or groups of trees with a diameter of six inches or more (measured at a height of four feet above grade). Should no other feasible option be available, it shall be clearly demonstrated in plans that shall be reviewed and may be approved by the Township. Trees listed as invasive by the Commonwealth of Pennsylvania shall be exempt from this requirement.

2. All trees with a diameter of six inches or more (measured at a height of four feet above grade) shall not be removed as part of construction or initiation of land use unless they are located within an approved portion of public or private road right-of-way or driveway, within a proposed stormwater basin or within a building foundation footprint as approved by the Township, on-lot sewage treatment, or they are diseased or pose a clear danger or risk to a building. Any other tree removal shall comply with Section 10-305 of the Lower Macungie Township Municipal Code, Timber Harvesting.

3. During construction, trees greater than six inches in diameter shall be protected and not injured or removed due to construction-related activity. Fencing of at least four feet in height shall be established at the edge of the tree dripline to ensure protection of the trunk and root system during establishment of erosion and sedimentation controls.
4. All screen plantings and buffers should incorporate existing natural woodland area and trees per Section 27-1803.
5. Any tree of six inches or more in diameter severely damaged by disease, rot, infestation, weather or fire shall be exempt from the provisions of this section after photographic documentation and reasonable efforts have been demonstrated to the Township to preserve the tree.
6. Any tree of six inches or more in diameter felled from a site shall be restored with a replacement tree of the same or similar species of at least 2.5 inches in caliper if deciduous and eight feet in height if evergreen and in further compliance of Section 10-305 of the Lower Macungie Township Municipal Code, Timber Harvesting Regulations.
7. The removal of any trees for forestry, logging or other similar purposes shall comply with Section 10-305 of the Lower Macungie Township Municipal Code, Timber Harvesting.
8. All existing sycamore trees on Hamilton Boulevard shall be preserved. Any proposal for land development, conditional use, site plan or other regulated activity shall incorporate these trees into any plan or application submitted to the Township. ***The plan should indicate a tree preservation area.***

cc: Nathan Jones, Director Planning
Zachery Graves, LMT, SEO
D. Brooman, Esq. Law Offices
Bryan McAdam. CKS, Engineers



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

April 5, 2023
Ref: #12506-117

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Attention: Nathan D. Jones, Director of Community Development

Reference: 6709 Mountain Road
Stone Hill Haven - Minor Subdivision Plan
Lower Macungie Township Project #DE-21-013

Dear Mr. Jones:

CKS Engineers has completed our review of the above referenced project, the plans consisting of three (3) sheets prepared by Wilkinson Apex Engineering Group, LLC, dated February 6, 2023, with no revisions.

The applicant proposes to subdivide the approximately 10.7-acre parcel at the northeast intersection of Mountain Road and Gehman Road in the R – Rural Zoning District into two (2) lots; one lot, comprising approximately 7.49 acres, the second (2.00 acres) contains the existing house and barn. The existing structures and driveway to Mountain Road are proposed to remain. The plan indicates that no land development is currently proposed.

We have reviewed the documents for compliance with applicable Zoning and Subdivision and Land Development Ordinance requirements and have the following comments:

1. Mountain Road and Gehman Road are classified as a Collector Streets, with a required 80-foot-wide right-of-way. The plan should be dimensioned to indicate both the existing legal and ultimate rights of way. The proposed right of way half widths should not be less than 40 feet.

We note that a 40-foot half width right-of-way of Mountain Road has been depicted on the plans, with yard setbacks appropriately measured from this boundary. However, the line is indicated as the "existing ultimate right of way". If the area between the legal and ultimate rights of way was previously offered for dedication and accepted by the Township, the correct identification of this line would be the legal right of way. We request that confirmation of the dedication of this right of way be provided.

In addition, the plan certifications should be revised to include an offer for dedication of the area between the legal and ultimate rights of way along Gehman Road to Lower Macungie Township. In the event the ultimate right of way of Mountain Road had not already been dedicated and accepted, an offer certification should be provided to offer the area between the legal and ultimate right of way to the agency having jurisdiction, as Lower Macungie Township does not take right of way on State roads. (27-1703.2, 22A-504.I, 22A-705.F)

2. The plan does not propose any frontage improvements. Ordinance Sections 22A-705.2.A and 22A-705.9.A require curbing, roadway widening and sidewalk. The applicant may wish to consider requesting waivers from these requirements.
3. Public water exists within the adjacent Stone Hill Meadows subdivision. The plan contains a note stating that both water and sanitary sewer are to be private. No documentation has been received indicating that Lehigh County Authority has verified that service to the site is not feasible. We do not anticipate that public water could, or should, be extended to this site, however verification should be provided.

In addition, the applicant is reminded:

- a. When water service to the proposed subdivision is to be provided by an existing public system, the developer shall submit two copies of a letter from the agency, authority, or utility which agrees to extend water service, subject to the execution of a service agreement.
- b. When water service to a proposed subdivision is provided by an on-lot well, the developer shall submit two copies of a letter from Lehigh County Authority stating that LCA service to the site is not feasible.
- c. The on-lot water system shall be in accordance with the requirements of Ordinance Section 22A-707.B. All applicable permits shall be provided prior to issuance of a building permit.

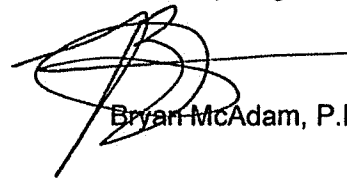
Finally, we note that the application submitted indicates that LCA was not notified of the proposed subdivision. The procedures listed above should be followed as recommended in the ordinance. (22A-403)

4. The plan proposes both primary and backup on-lot sewage disposal systems for proposed Lot one (1) in addition to a backup on lot sewage system on Lot two (2). The applicant is reminded that when sewage disposal service for the proposed subdivision is to be by individual on-lot sewage disposal systems, the applicant shall submit two copies of the Township Sewage Enforcement Officer's approval of the planning module. At the time of submission this documentation was not provided. The requirements of Ordinance Section 22A-706.1.B must be met, including but not limited to a sewage facilities planning module. (22A-403.H, 22A-706.1.B)
5. It would be appropriate to note (on the record plan) that future construction on the proposed lots will be subject to the requirements of the Zoning and Subdivision Ordinance requirements and addressed during the building permit stage for the subject lot. Note 8 on the cover sheet could be expanded to include this statement.
6. The presence of hydric soils could warrant review by the U.S. Army Corps of Engineers. However, no development is proposed at this time. We note that the future building permit for Lot 1 may need to be conditioned on meeting all PADEP and Township requirements regarding disturbance of hydric soils and/or wetlands. (22A-501.6.D, 27-1905.2)
7. The applicant should label the proposed lot with an address and provide confirmation from the Lehigh County 911 Center that the proposed address is acceptable as well as from the Township Emergency Services personnel. (22A-503.1.B.4)
8. The parcel is in the West Transportation Service area and will require a Traffic Impact Fee in the amount of \$2,560.00 for Lot 1. (22B-110, 22B-113)

9. We have the following general engineering and drafting related comments:
- a. The existing road centerlines of Gehman Road and Mountain Road should be shown on the plan. (22A-503.B)
 - b. The proposed parcel lines are shown and dimensioned along the centerline of the roadway, but the proposed right of way and property line metes and bounds should be provided as well. (22A-403.4.A)
 - c. The listed proposed Lot 1 width appears to reflect the frontage along Mountain Road and does not reflect the shorter length along Gehman Road in the compliance table. The lot width value should be revised to reflect the shorter of the two frontages.
 - d. As presented, the existing legal right of way and ultimate right of way are shown with the same line type. We recognize that the plan is presented in color, and the proposed lot lines and right of way are a different color, however the linetype should be different in the event the plan is copied and the color does not carry over.
 - e. The lot areas may need to be revised upon resolution of the legal/ultimate right of way concerns referenced above.
 - f. The cover sheet should be revised to indicate the plans that are to be recorded. As presented, both the cover sheet and Sheet 3 of 3 will need to be recorded.

We recommend the plan be revised and resubmitted, however we take no exception to the project being placed on the upcoming Township Planning Commission meeting agenda for consideration. Should you have any questions, please feel free to contact me.

Very truly yours,
CKS ENGINEERS
Township Engineers



Bryan McAdam, P.E.

BMc/pf

cc: Bruce Beitel, Township Manager
Renea Flexer, Asst. Township Manager
David Brooman, Esq., High Swartz LLC
Mark Fischer, Esq., High Swartz LLC
Mark Thaler, Applicant (mthaler@bt-management.com)
Justin Mocerri, Wilkinson Apex Engineering Group (jmocerri@wknape.com)
Brian Cicak, P.E., CKS Engineers
Meagan McKeon, E.I. CKS Engineers
File



3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input checked="" type="checkbox"/> Parks & Recreation Advisory Committee |
| <input type="checkbox"/> Building Code Board of Appeals | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: Gregory Brown

Address: 1799 Farmstead Lane

City/State/Zip: Macungie, PA 18062

Telephone: [REDACTED] Cell: [REDACTED]

E-mail: [REDACTED]

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- Education: inclusive of school, degree, major, ad-hoc training/certifications
King's College
BS Psychology
Neuroscience minor
Emmaus HS graduate
- Occupation/Job experience:
Air Products and Chemicals, Inc
Ld Project Engineer
- Municipal government experience - specifically in a Board/Committee/Commission position:
No previous government experience

Please continue on next page...



Statement of Interest to Volunteer Application Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?

As an Emmaus HS graduate and Lower Macungie resident since 2004, I am interested in being involved within my local community to return the positive impact that I have been fortunate enough to have experienced over much of my lifetime. As a nature enthusiast as well as being involved with local sports for much of my time within the community, I would like to be involved in providing our community and future families with the great experiences I have been able to use and enjoy myself.

- Community involvement history:

I have been a volunteer parent coach as well as a volunteer league representative for multiple LMYA sport teams. I have been involved with LVRR over the last 6 years both as a participant benefiting from their offerings as well as a volunteer to ensure that others are able to enjoy what the club has to provide the area residents. I have been actively involved within our local LMT neighborhood in order to perpetuate our small community within the larger LMT as a whole.

Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?

If selected for the volunteer position on the Park and Recreation Advisory Committee, I would like to continue supporting and offering the great activities and organizations offered by LMT by their and partnered organizations. I and my family has benefited from the availability of what LMT has offered and been affiliated with and I wish to be able to continue that tradition for future residents of our community. As our community grows and expands, I would like to be a part of how LMT grows, develops and responds to the future needs of our residents.

June 30, 2023

Via Email to: BBeitel@lowermac.com
Bruce Beitel, Township Manager
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Dear Bruce:

I am writing to inform you that, due to medical reasons, I have decided to resign from my position on Lower Macungie Township Planning Commission, effective immediately. It has been a difficult decision for me, but my health condition requires my full attention and dedication at this time.

I wish to thank the Board of Commissioners for giving me the opportunity to serve the Township in this capacity. I enjoyed my time on the Planning Commission tremendously and hope my service during this time was as valuable to the Township as it was to me.

With Gratitude,

A handwritten signature in blue ink that reads "Tom Beil". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tom Beil



Commonwealth Financing Authority
Harrisburg PA, 17120

April 18, 2023

Bruce Beitel, Township Manager
3400 Brookside Road
Lower Macungie Township
Macungie, PA 18062-1427

RE: Multimodal Transportation Fund Program
Grant \$193,035
Hillside School Trail Connection (12504-59) Project

Dear Township Manager Beitel:

I am pleased to inform Lower Macungie Township (*the "Applicant"*) that the Commonwealth Financing Authority (*the "CFA"*), at its meeting held March 16, 2023, approved your application (*the "Application"*) for a grant in the amount of ONE HUNDRED NINETY-THREE THOUSAND THIRTY-FIVE DOLLARS (\$193,035) (*the "Grant"*). The Application has been approved based upon and in accordance with the terms and the representations made in the Application and any subsequent information provided by the Applicant.

The grant will be used for construction, engineering, and administrative costs associated with constructing a walkway and bike path along the frontage of Hillside School (*the "Project"*) located in Lower Macungie Township, Lehigh County, Pennsylvania.

This Grant offer is subject to the following conditions:

1. The Applicant must provide the CFA with copies of all executed contracts for all Project-related work to be performed. All contracts must contain the nondiscrimination/sexual harassment provision enclosed as Exhibit A, a certificate of insurance, and performance and payment bonds.
2. Prevailing wage requirements are generally applicable to projects using grant funds toward construction, demolition, reconstruction, alteration, repair work, renovations, build-out, and installation of machinery and equipment in excess of \$25,000. Any questions as to prevailing wage obligations and whether they apply to your project should be directed to the Bureau of Labor Law Compliance at (717) 787-0606. Exhibit B provides additional information regarding the Pennsylvania Prevailing Wage Act.

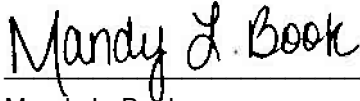
3. The Applicant must provide the CFA with satisfactory evidence that all taxes and other monies due and owing to the Commonwealth of Pennsylvania are paid current, unless any of said taxes or other payments are being contested, in which case, the CFA may require that funds be escrowed to pay said taxes or other payments in the event of any adverse decision.
4. The Applicant shall have obtained all other sources of funds for the Project, including the matching funds required under the Multimodal Transportation Fund Program guidelines, prior to disbursement of grant funds.
5. Once the Applicant has agreed to the terms of this commitment letter and the grant agreement, the Applicant may begin incurring costs associated with the Project as of the date of CFA approval, which is March 16, 2023.
6. The Applicant must comply with Multimodal Transportation Fund Program guidelines, which may be viewed at www.dced.pa.gov.
7. The Applicant is responsible for seeking competitive bids for all work conducted with the Grant funds. In addition, the Applicant must comply with all applicable federal, state and local laws and regulations dealing with bidding and procurement, if applicable.
8. The CFA reserves the right to approve or reject contracts between the Applicant and consultants or contractors for work that will be paid for with Grant funds.
9. The Applicant is responsible, where applicable, for obtaining all state, federal, and local permit approvals required for the Project. Copies of all permit approvals must be provided to the CFA prior to disbursement of grant funds.
10. The Applicant may not make or authorize any substantial change in an approved Project without first obtaining the consent of the CFA in writing.
11. The Applicant must maintain full and accurate records with respect to the Project. The CFA shall have free access to such records and to inspect all Project work, and other relative data and records. Upon request of the CFA, the Applicant must furnish all data, reports, contracts, documents, and other information relevant to the project as may be requested.
12. The Project must be completed prior to the expiration of the grant agreement.
13. This commitment is contingent upon the availability of funds for the program identified on page one of this commitment letter, which program was established under the Act of November 25, 2013 (P.L. 974, No. 89).

Exhibit C further describes the procedure to access the Multimodal Transportation Fund Program grant funds after all of the necessary conditions are met.

This commitment will expire forty-five (45) days from the date of this letter unless we have received your written acceptance by returning this original commitment letter along with the included grant agreement. Thereafter, this commitment shall be null and void. Our receipt of the signed commitment letter and grant agreement will constitute your authorization to incur costs for reimbursement back to the date of CFA approval as noted herewith.

If you should have any questions regarding this grant, please contact Ryan P. Emerson, Grants Office Director, PA Department of Community and Economic Development, at (717) 787-6245.

Sincerely,

A handwritten signature in black ink that reads "Mandy L. Book". The signature is written in a cursive style and is positioned above a horizontal line.

Mandy L. Book

Executive Director

Commonwealth Financing Authority

Lower Macungie Township Environmental Advisory Council
4/25/23

Nathan Jones
Director of Planning and Community Development
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Dear Nathan:

We are writing on behalf of the Lower Macungie Environmental Advisory Council to express our concerns about the possible impacts of the proposed Top Golf installation on bird populations. At our most recent EAC meeting on Monday 4/10/2023 we discussed this topic and are sending it to you for consideration. As the Planning Commission, Board of Commissioners, and you consider approval of the Top Golf proposal, we hope that concerns for the environmental impact of lighting at the Top Golf facility on birds and other night-flying animals, e.g., bats and moths, can enter into discussions preceding approval of Top Golf's plans.

Many birds migrate long distances in the Spring and Fall between their wintering grounds and their breeding areas. A majority travel at night, navigating via the moon and stars and other means. Strong lights can confuse birds, causing them to fatally collide with buildings or to waste precious energy flying in circles and calling out in confusion. The effect can be worse during inclement weather when they struggle to locate their normal indicators. We are especially concerned about the effects of Top Golf's massive nets on birds in conjunction with the bright lighting.

There are many proven examples of hazards for birds along with solutions that have been successfully implemented:

- In Chicago, over 30,000 birds collided with a single building over 20 years. Authorities found that turning off unnecessary lights reduced bird mortality over 80%.
- In New York, a massive beam is aimed spaceward during the observation of the 9/11 Memorial. Scientists found that turning this beam off for 20 or 30 minutes at a time allowed birds to escape the beam and continue on their migrations.
- In Philadelphia, a single-day, mass collision event on Oct. 2, 2020 spurred the Audubon Society to create a national "Lights Out" program. Philadelphia has joined in and now encourages citizens and organizations to turn off lights from midnight to 6:00 a.m. during Spring and Fall migrations (April 1 to May 31 and August 15 to November 15).

We recommend that Lower Macungie Township consider recommending options for Top Golf to design their facilities and operations with consideration for protecting birds during peak migration periods.

Further, the EAC would also encourage the Township to join the effort implemented in Philadelphia to encourage residents and businesses to turn off lights from midnight to 6 a.m during migrations.

In considering the Top Golf project, there are other possible solutions for promoting safer conditions for birds that could include down-shielding the lights, choosing less-harmful lamps such as LEDs and sodium, using lights with an intensity suitable for the given lighting need, or even utilizing less wildlife-attractive red light while employees clean up and prepare for the next day's business.

Top Golf has built over 80 locations internationally since the year 2000. The EAC would request that before plans are approved, that you or the Board of Commissioners inquire if Topgolf has addressed these concerns about wildlife impacts at other facilities in the past. Has Topgolf collected any data on their environmental impact, or have they established procedures in their other locations to reduce their impact on migratory birds? Are they willing to implement voluntary mitigation practices such as wildlife-friendly lighting practices including turning lights down or off between 12 midnight to 6 a.m during migration seasons? Would they be willing to gather, or allow others to gather information such as bird kills or other environmental impacts, after they open?

The EAC would encourage the township to contact Audubon, the Wildlands Conservancy, Hawk Mountain Sanctuary, and ornithologists or ecologists at local universities for further information if information they might provide would be helpful.

While this letter addresses concerns about the environmental impacts of the Topgolf project, it could lead to discussions in the future about promoting environmentally friendly lighting options in planning for future commercial developments.

Thank you for your consideration of this important environmental matter.

Sincerely,
Christopher F. Sacchi, EAC Chair and David Bonette EAC member

cc: Bruce Beitel Township Manager, Brian Higgins, LMT Board of Commissioners

Renea Flexer

From: Denise Foulke
Sent: Tuesday, June 13, 2023 8:32 AM
To: Renea Flexer
Subject: Parks & Rec Advisory Committee

Follow Up Flag: Follow up
Flag Status: Completed

Renea,

I would like to recommend Dania Kessler to the Parks and Recreation Committee to fill the vacancy left by Dr. Ozias Moore's resignation.

Thank you.

Denise Foulke
Recreation Director
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062
610-966-6924
www.lowermac.com





3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input checked="" type="checkbox"/> Parks & Recreation Advisory Committee |
| <input type="checkbox"/> Building Code Board of Appeals | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: Dania Kessler

Address: 5259 Green Lawn Drive

City/State/Zip: Macungie PA 18062

Telephone: _____ Cell: [REDACTED]

E-mail: [REDACTED]

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- Education: inclusive of school, degree, major, ad-hoc training/certifications
BA, Sociologo/Business Management
MSW, Social Work/Health Care Policy
- Occupation/Job experience:
Clinical Trials Project Manager
- Municipal government experience - specifically in a Board/Committee/Commission position:
I've worked at the Brooklyn Borough Present's Office in the Planning and Zonning Department.

Please continue on next page...



Statement of Interest to Volunteer Application Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?

As a resident of this community, my family and I have enjoyed many programs offered by Parks & Recreation. I would like an opportunity to serve and give back the community.

- Community involvement history:

I've served on the Parent Teacher Association (PTA) community where I've participated in coordinating various school and community activities.

Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?

I believe Parks & Recreation is the heart of our community. I hope to work with the members of this committee to continue to provide resources, services for leisure and entertainment to bring our residents joy and assist in making meaningful family memories.

Renea Flexer

From: Therese Schweyer <[REDACTED]>
Sent: Monday, May 29, 2023 7:43 PM
To: Renea Flexer
Cc: [REDACTED]
Subject: Re: Statement of Interest to Volunteer-Library Board
Attachments: Statement-of-Interest-to-Volunteer-Application-PDF.pdf

Hi, Renea -

The Library Board is recommending that the LMT Commissioners approve Heather Shirk to be added to the Library Board of Trustees.

If you need any additional information from me, please let me know.

Thank you!

Therese

Sent from my iPhone

On May 11, 2023, at 9:02 AM, Renea Flexer <rflexer@lowermac.com> wrote:

Good morning Therese,

Attached is a volunteer application that came in yesterday. As we receive them, I'll forward to you.

We'll keep this posted on our website until we hear from the Library to remove it.

Thank you!

Renea Flexer

Asst. Township Manager/Secretary

Lower Macungie Township

3400 Brookside Road

Macungie, PA 18062

610-966-4343 (x113)

610-965-3654 fax

www.lowermac.com

www.facebook.com/LowerMacungie

www.twitter.com/LowerMacungie

From: Bruce Beitel <BBeitel@lowermac.com>

Sent: Tuesday, May 9, 2023 3:57 PM

To: Renea Flexer <RFlexer@lowermac.com>

Subject: FW: Statement of Interest to Volunteer-Library Board

Lower Macungie[®]

TOWNSHIP

EST. 1832

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

Received
MAY 9 9 2023
Lower Macungie Twp.

Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input type="checkbox"/> Parks & Recreation Advisory Committee |
| <input type="checkbox"/> Building Code Board of Appeals | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input checked="" type="checkbox"/> Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: Heather Shirk

Address: 7520 Catalpa Dr

City/State/Zip: Macungie PA 18062

Telephone: [REDACTED] Cell: [REDACTED]

E-mail: [REDACTED]

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- Education: inclusive of school, degree, major, ad-hoc training/certifications

Bachelors in Sociology at Kutztown University

Master in Psychology from Southern New Hampshire University

- Occupation/Job experience:

I have been working in social work since 2007. I worked for Lehigh County Children and Youth, and Lehigh County MH/MR services from 2007-2011. I was a foster care caseworker for Concern from 2012-2015. I worked 7 years at Sam Inc as a support coordinator, supervisor and regional manager from 2015-2022. Currently I work in the intake department at Lehigh County Intellectual Disabilities Office.

- Municipal government experience - specifically in a Board/Committee/Commission position:

I dont have any board/committee or commission experience but I am a fast learner and will do my best to pick up where the last person left off.

Please continue on next page...



Statement of Interest to Volunteer Application Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?

I am interested in becoming a part of the Library Board because I care about the library so much. I love the programs, book offerings, book sale, activities and resources. I really love to read and am passionate about sharing that love of books. I want to be a part of making decisions for the library so that it can continue to be a welcoming and amazing community resource. I have been a Macungie resident since 2017 and want to donate more of my time to this great community.

- Community involvement history:

I am currently the committee chair for Cub Scout Pack 71-Macungie
I have attended various community activities such as community day, macungie pool and library regularly.

Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?

If selected I would like to continue to meet the needs of Macungie Community members and their expectations of the library. I would like to budget and advocate to have the newest books and technology to help the community. I would like to continue to have children's programs and outreach to obtain more members. I would like to be a part of planning and budgeting for the library. I want to create new policy for the library and uphold the library to the highest standards. I would like to see the library continue to evolve and prosper.

Renea Flexer

From: Nathan Jones
Sent: Monday, July 17, 2023 10:03 AM
To: Renea Flexer; Bruce Beitel
Subject: RE: [EXTERNAL] Planning Commission Volunteer

Excellent-

Then I recommend Kennedy first for the open position.

From: Renea Flexer <RFlexer@lowermac.com>
Sent: Monday, July 17, 2023 8:10 AM
To: Nathan Jones <NJones@lowermac.com>; Bruce Beitel <BBeitel@lowermac.com>
Subject: FW: [EXTERNAL] Planning Commission Volunteer

Fyi... It looks like all applicants are still interested in the PC.

Kennedy
Semonich
Siegel
Doughty

Renea Flexer

Asst. Township Manager/Secretary
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062
610-966-4343 (x113)
610-965-3654 fax
www.lowermac.com
www.facebook.com/LowerMacungie
www.twitter.com/LowerMacungie



Lower Macungie^{*}

TOWNSHIP

EST. 1852

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

Received
MAR 20 2023
Lower Macungie Twp.

Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input type="checkbox"/> Parks & Recreation Advisory Committee |
| <input type="checkbox"/> Building Code Board of Appeals | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: Ryan P. Kennedy
Address: 6870 Linden Circle
City/State/Zip: Macungie, PA 18062
Telephone: N/A Cell: [REDACTED]
E-mail: [REDACTED]

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- Education: inclusive of school, degree, major, ad-hoc training/certifications

Virginia Polytechnic Institute & State University (Virginia Tech), Bachelor of Architecture 2004
Please refer to attached resume for further information.

Emmaus High School, 1999

- Occupation/Job experience:

Architect. Please refer to attached resume for further information.

- Municipal government experience - specifically in a Board/Committee/Commission position:

While I have not served on a board or committee in the municipal government, my occupation allows me to attend various Board of Commissioners/Supervisors meetings, planning commission meetings, and zoning hearing board meetings. I am well versed in how to navigate and understand a zoning ordinance.

Please continue on next page...



Statement of Interest to Volunteer Application
Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?

Volunteering is very rewarding to me. I have been a volunteer with many organizations in my past. Currently I am on the advisory board with The Salvation Army in Bethlehem. I am proud to say that I am a resident of Lower Macungie Township. I would like to provide my time and expertise in helping the Township continue to flourish.

- Community involvement history:

The Salvation Army Lehigh Valley (2017 - current)

The Salvation Army Reading (2015 - 2017)

The Sanctuary at Haafsville (2016 - current)

American Institute of Architects Eastern Pennsylvania Chapter (2009 - 2013)

Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?

Lower Macungie Township is thriving. I would like to see smart growth for the Township.

What smart growth means to me is the balance of residential and commercial development, the preservation of the Township's history, preservation of open space and farmlands, and create a more walkable community.

I want to help maintain Lower Macungie Township as a place people are proud to say that they live and work in.

RYAN KENNEDY

AIA · NCARB · LEED AP

6870 Linden Circle • Macungie, Pennsylvania 18062 • [REDACTED] • [REDACTED]

employment history

MKSD ARCHITECTS ALLENTOWN, PENNSYLVANIA

April 2018 -

› Director of Project Management • responsibilities include overseeing all of the firm's large projects; supervisor of project managers; prepare and participate in interviews to obtain future work; ensure that all projects remain in-scope and meet the schedule, budgetary, and quality requirements; provides project status updates to owners and stakeholders.

ALLOY5 ARCHITECTURE BETHLEHEM, PENNSYLVANIA

January 2017 - April 2018

› Project Architect • responsibilities include overseeing all architectural aspects and phases of the project, which include pre-design, schematic design, design development, construction documents, bidding, and construction administration phases; prepare agreements between owner and architect; review project parameters with building code officials; develop construction drawings and project manual (front end and technical specifications); prepare agreements between owner and contractor; review submittals/shop drawings; review change orders; provide site observation; communicate with client regarding schedule and cost during construction; prepare meeting agendas and meeting minutes; prepare Request for Proposals for consultant services; prepare proposals; prepare punchlist; conduct project close-out procedures • project architect for projects ranging from \$20,000 - \$17,000,000 (construction cost)

ENTECH ARCHITECTURAL SERVICES, INC. READING, PENNSYLVANIA

May 2012 - January 2017

› Project Architect • responsibilities include overseeing all architectural aspects and phases of the project, which include pre-design, schematic design, design development, construction documents, bidding, and construction administration phases; prepare periodic opinions of probable cost; develop construction drawings and project manual; review submittals/shop drawings; review change orders; provide site observation; communicate with client regarding schedule and cost during construction; conduct project close-out procedures • project architect for projects ranging from \$30,000 - \$2,000,000 (construction cost)

› Project Manager • responsibilities include preparing proposals with resource hour estimates and fees; consulting with department managers regarding staff and schedule; scheduling project tasks and milestones in Microsoft Project; conduct internal office kick-off meetings with all team members to discuss project scope, milestones, and expectations; conduct client kick-off meetings to discuss client expectations, deadlines, and project delivery; monitor budget; review/approve invoicing; prepare project profile for future marketing purposes • project manager for architectural, structural, mechanical, electrical, plumbing, and civil projects • project sizes range from \$10,000 to \$20 million (construction cost) • project manager of an average 8-12 projects at one time

› Facility Condition Assessment Architectural Analyst • responsibilities include surveying existing building components (interior, exterior, foundation, roof, elevator, site, etc.); identifying deferred maintenance, capital renewal, capital improvement, and feasibility/study projects to assist facility managers plan, organize, prioritize, and budget their current and future needs • clients include federal, state, and local government, and education

THE ARCHITECTURAL STUDIO ALLENTOWN, PENNSYLVANIA

June 2004 - May 2012

› Promoted to Associate in 2008

› Project Manager & Project Designer • responsibilities included communicating with clients and owners to discuss program and schematics; participating at board meetings for approvals; schematic and preliminary design; coordinating with consultants; preparing Request for Proposals for consultant services; preparing construction documents (including project manual); performing code research and review; coordinating bidding procedures; in-office construction administration; project close-out procedures

› LEED Project Administrator • responsibilities include meeting with clients to discuss options, establish a clear

RYAN KENNEDY

AIA · NCARB · LEED AP

6870 Linden Circle • Macungie, Pennsylvania 18062 • [REDACTED] • [REDACTED]

roadmap to inform all project team members of their responsibilities, coordinate consultants and project teams, register project with USGBC, complete all Architectural credit templates, complete all certification forms

FEDETZ & MARTIN ASSOCIATES, P.C., ARCHITECTURE & PLANNING ALLENTOWN, PENNSYLVANIA
Intern during academic breaks, 2003-2004

DAVID SCOTT PARKER ARCHITECTS, LLC BETHLEHEM, PENNSYLVANIA
Intern during academic breaks, 2001-2003

education

VIRGINIA POLYTECHNIC INSTITUTE & STATE UNIVERSITY BLACKSBURG, VIRGINIA

- › College of Architecture + Design (undergraduate program ranked #4 per Design Intelligence's *America's Best Architecture & Design Schools 2017-2018*)
- › Bachelor of Architecture, 2004, Magna Cum Laude
- › Dean's List of the College of Architecture + Design, all semesters
- › Thesis Merit Award, 2004, thesis project chosen as one of the top 12 for graduating year

CENTER FOR EUROPEAN STUDIES AND ARCHITECTURE RIVA SAN VITALE, SWITZERLAND

- › Virginia Tech Study Abroad Campus
- › Fall Semester 2002
- › Lucy & Olivio Ferrari Study Abroad Scholarship recipient, 2002
- › One of sixteen undergraduate students chosen to participate in study abroad program

awards & affiliations

- › Registered Architect in the State of Pennsylvania
- › The Salvation Army Lehigh Valley
 - › Executive Committee Property Chair [2017-]
 - › Advisory Board Member, Bethlehem Corps [2017-]
- › The Salvation Army Reading Citadel Corp, Advisory Board Member [2015-2017]
- › American Institute of Architects [AIA] Eastern Pennsylvania Chapter
 - › Past-President [2013]
 - › President [2012]
 - › President-Elect [2011]
 - › Treasurer [2009-2010]
- › LEED Accredited Professional, 2005; Building Design + Construction specialty, 2011
- › Daniel J. Castellani Unrivaled Service Award [September 2015], Entech Engineering, Inc, "presented to the employee who has demonstrated the true meaning of Unrivaled Service and whose outstanding contributions have helped to make [the] company successful"
- › Production Manager and Contributor to *ALMOST A4: SKETCHES. THOUGHTS. PHOTOGRAPHS*, 2007, Library of Congress Control Number 2007901164
- › Volunteer at The Sanctuary of Haafsville (Animal Shelter), Boy Scouts of America's Learning for Life, Colonel Potter Cairn Rescue Network

training, programs, & skills

- › Competent in Revit 2018 and AutoCAD
- › Proficient in ProCore Construction Management Software, Newforma Project Center, Delttek Vision, Bluebeam Revu, Oracle Primavera, and Microsoft Project.
- › Completed PSMJ's A/E/C Project Management Bootcamp [2013]
- › Completed OSHA Training [2012]: 10-hour Construction Industry, Fall Protection, Competent Person

Lower Macungie

TOWNSHIP

EST 1852

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654

Received
FEB 10 2023
Lower Macungie Twp.

Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input type="checkbox"/> Parks & Recreation Advisory Committee |
| <input type="checkbox"/> Building Code Board of Appeals | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: Michael Siegel

Address: 1939 Aster Rd

City/State/Zip: Macungie PA 18062

Telephone: [REDACTED] Cell: _____

E-mail: [REDACTED]

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- Education: inclusive of school, degree, major, ad-hoc training/certifications
see attached resume

- Occupation/Job experience:
see attached resume

- Municipal government experience - specifically in a Board/Committee/Commission position:
see attached resume

Please continue on next page...



Statement of Interest to Volunteer Application Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?

I am interested to serve as a Planning commission member to offer my wealth of experience and education as a retired professional municipal planner to Lower Macungie Township

- Community involvement history:

See resume. Currently very active at this time educating the public in adjoining neighboring municipalities on the role of the importance of creating and adopting local zoning ordinances and regional comp plans for controlled smart growth.

Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?

I would like to accomplish the ability for the township planning commission to play a more important role in implementing future smart growth planning techniques, architectural design specifications, reuse of older structures and warehouses and better greenway and environmental/stormwater planning. I would like to also help instruct the other planning commission members on the importance of the aforementioned issues and pass on my wealth of knowledge to them from my municipal planning experiences as well.

MICHAEL SIEGEL

1939 Aster Rd. Macungie, PA 18062

Phone [REDACTED]

E-mail: [REDACTED]

OBJECTIVE

A municipal administrative position that will maximize opportunities to develop new ideas and implement past experiences, both administratively and educationally.(currently retired)

EDUCATION

University of Memphis

1979-1986

Awarded B.S. Degree in Physical Geography with an Environmental Science Concentration and a Geology Minor in 1981. Obtained post-graduate experience in Environmental and Urban Planning Resource Management from 1984 to 1986.

Highlights - Masters of Fellowship Award-only awarded to one graduate student in all 17 graduate schools-twice awarded for independent research and high GPA average. President of Gamma Theta Upsilon National Honor Society in 1981. Deans List awarded-1981.

Technical Background - Air/Remote Sensing, Quantitative Analysis, GIS Systems, Water Quality Analysis, including Hydrogeological Studies, and Urban Land Use Studies.

PROFESSIONAL EXPERIENCE

2003 to 2009 - Previously held the position at Lower Providence Township as the Director of Community Development. Essential duties include administering, implementing and supervising the Township Building Codes Department, Code Enforcement, Planning, Development and Economic activities, and supervising the creation and administration of all township zoning ordinances, the comprehensive plan and the municipal recreation plan. Accountable for the overall planning in the Township both in broad-long-range planning and detailed review of individual applications for proposed subdivisions and land developments. My responsibilities include supervision and administration for this department of at least four individuals, implementation of PA Act 209 Transportation Study & Projects, GIS Program, PADEP Growing Greener Grants, Ordinance Administration and administration of the NPDES MS4 Municipal Stormwater Permit for the Township. I also serve in the capacity as the Zoning Officer of the Township.

2002 to 2003 - Previously held the position as the Zoning Officer and Planning Administrator at Lower Mt. Bethel Township. Essential duties include enforcement of all zoning ordinances, issuance of all permits, enforcement of the subdivision and planning ordinance, implementation of the PA Municipalities Planning Code, and the Second Class Township Code. Furthermore, I reviewed all subdivision and land developments, responsible for the property records and permits software management system and implementation of the municipal GIS system, and actively communicate with public comments and complaints. Additional responsibilities include management of the subdivision and land development planning department, township grant administrator and roadway administrator. Occasionally performed the duties of a township manager during my tenure.

1999 to 2002 - Previously held the position as the Zoning Officer and Planning Administrator at Lower Nazareth Township. Essential duties include enforcement of all zoning ordinances, issuance of all permits, enforcement of the subdivision and planning ordinance, implementation of the PA Municipalities Planning Code, and the Second Class Township Code. Furthermore, I reviewed all subdivision and land developments, responsible for the property records

and permits software management system. Additional responsibilities include management of the subdivision and land development planning department. Occasionally performed the duties of a township manager during my tenure.

1996 to 1999 - Previously held the position at North Whitehall Township as the Zoning Codes and Enforcement Officer. Essential duties include enforcement of all zoning ordinances, implementation of the PA Municipalities Planning Code, and the Second Class Township Code, review of all subdivision and land developments, computerization of all property records, and actively dealing with public comments and complaints.

1989 to 1996 – Previously held the position of Resource Conservationist for the Lehigh County Conservation District. Reviewed site development plans for subdivision and land developments for PADEP environmental regulations and erosion control. Disseminated information concerning environmental regulations to the public and local municipalities. Reviewed and administered over 1,500 land development site plans during my tenure.

SUMMARY OF SKILLS

- Ability to work with and communicate with governmental and local municipalities on a wide range of issues with the ability to prepare and conduct seminars for private and public groups.
- Ability and working knowledge of computers, including network systems, GIS Arcview 3.2, Microsoft Windows programming, and applicable software in a Microsoft - based environment.
- Ability and knowledge in the field of ACOE Wetland Delineation and Regulations.
- Fiscal Management responsibilities for various accounts within the municipality.
- Extensive knowledge of PADEP Regulations and Federal OSHA, ADA, and the CWA Regulations.
- Ability to coordinate land development and subdivision plans, activities, and operations with local, state, and federal agencies.
- Ability to communicate effectively with a wide range of individuals, both orally and in writing. Effective in the assistance of grant writing for state and federal funding.
- Working knowledge of the PA Municipalities Planning Code and the PA Second Class Township Codes.
- Ability to work independently with minimal supervision.
- Ability to supervise and provide technical guidance to subordinate staff.
- Possesses strong leadership skills and the ability to render decisions on complex administrative issues for the Township
- Certified as an environmental & biology expert witness by the PA Environmental Hearing Board in 2000.

SUMMARY OF PROFESSIONAL QUALIFICATIONS

- 2006 - Legal Aspects of Code Enforcement - PSATS
- 2006 – Preparing for Summer Code Issues - PSATS
- 2006 – PA Land Institute - PSATS
- 2006 – Successful Land Use Strategies - PSATS

- 2005 - Local Floodplain Management – PSATS and PADEP
- 2004 - Municipal Management by the Book -- Township Managers and Administrators
- 2004 - PPA Land Institute Training - Albright College
- 2004 - Certification as a Building Code Official under the PA Uniform Construction Code
- 2003 - Stormwater Runoff and Water Quality Management Seminar - Villanova University
- 2003 - Secrets of Successful Grant Writers – PSATS
- 2003 - Time Management – PSATS
- 2003 –Bidding, Leasing & Purchasing – PSATS
- 2003 - Uniform Construction Code – PSATS
- 2003 - Zoning Decisions – PSATS
- 2003 – Disaster Prevention – PSATS
- 2003 – PPA Land Institute Training-Albright College
- 2002 - Arcview 3.2 GIS – Penn State University
- 2000 - Uniform Code Administration Course – PSATS
- 1999 - BOCA Administration Course – PSATS
- 1998 - Stormwater Quality Management Seminar -Villanova University
- 1996 - Zoning Officials Certification Course – PSATS
- 1996 - Future Codes Administration Course – PSATS
- 1995 - Introductory to PA GIS systems – PSATS
- 1994 - Stormwater Runoff and Water Quality Management Seminar- Penn State University
- 1994 - How to Handle People with Tact and Skill -Career Track
- 1993 - Underground Storage Tank Regulations – PADEP
- 1992 - Effective Presentation Skills and Management –PADEP
- 1992 - Environmental Law and Regulations - Rutgers University
- 1991 - How to Testify as an Expert Witness -Rutgers University
- 1991 - Agronomy Training for Conservation Planning –PADEP
- 1990 - Team Building and Management Interpersonal Skills – PADEP

- 1990 - Seminar for Administrative Management, Dealing with Difficult Situations - Cedar Crest College
- 1990-1995 - Certifications from Natural Resource Conservation in Hydrology, Pesticide Management, Nutrient Management and Wetland Certification from PADEP

PROFESSIONAL PAPERS AND PROFESSIONAL AWARDS

Utilization of Hydrophytic Vegetation and Coconut Matting for the Natural Stabilization Streambank and Replication of the Ecological Functions of a Wetland, Penn State University, 1994.

Little Lehigh Creek Corridor Project, Harry Trexler Foundation, 1994.

Natural Stabilization of a Streambank, Land and Water International Magazine, 1994.

Cabled Concrete Matting: A One Step Answer For Channel Stabilization, Bethlehem Pre-Cast Company, 1994.

Special Environmental Commendation from Whitehall Township, PA , 1992

PA Governors Excellence Award for Innovative Planning & Sound Land Use Practices, 2005

Selected as a member of Who's Who for Professional Administrators, 2005

PROFESSIONAL MEMBERSHIPS

1. Former Member of the Pennsylvania Association of Township Supervisors.
2. Former Member of the Local Governors Response Team for Lehigh County Business & Economic Development.
3. Former Member of the Lehigh & Northampton County Association of Second Class Townships
4. Former Member of the Montgomery County Association of Second Class Townships
5. Former Member of the Building Officials and Code Administrators Association
6. Former Member of the Pennsylvania Association of Environmental Professionals
7. Former Member of the Pennsylvania Planning Association
8. Former Member of the American Planning Association

MILITARY RECORD

Served in the US Navy from 1976 to 1978

Honorably Discharged

COMMUNITY ACTIVITIES

1. Lehigh County Representative for ACT 167 Stormwater Boards for the Coplay, Saucon, Jordan, and Little Lehigh Creek Watersheds 1990-1997.
2. Member of the Groundwater and Wellhead Protection Forum for the Lehigh Valley.

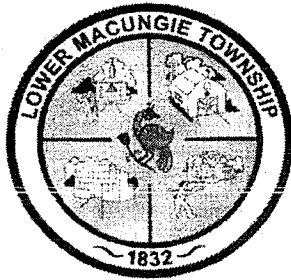
3. Boy Scout Merit Badge Counselor and Eagle Scout Project Counselor.
4. Former President and member of the Ancient Oak West Homeowners Association.
5. President of the Little Lehigh Watershed Coalition.
6. Past Judge of the PA Junior Science Academy from 1994 to 1997
7. Vice Chairman to the Lower Macungie Township Environmental Advisory Council 2016-2019 and briefly on the Planning Commission in 2006-08
8. Served as an alternate to the Lower Macungie Zoning Hearing Board 2006-2007
9. Judge for Delaware Valley Science Fair 2016-2023.
10. Zoning, Planning and Environmental Mentor for the Allentown School District 2017 to present.

RE: BIOGRAPHY- MICHAEL SIEGEL

Michael Siegel is currently retired as an Urban Planner. Previously Michael served as the Director of Community Development for Lower Providence Township. Michael Siegel is a graduate from the University of Memphis with a B.S. degree in Physical Geography with an Environmental Concentration and a Minor in Geology. Mr. Siegel has also received post-graduate work in Urban Resources Planning at the University of Memphis. He has authored several articles for national land use planning publications and has presented several papers at national and local seminars on topics such stormwater quality and soil bioengineering techniques for wetland construction stormwater basin conversions. Mr. Siegel has received training certifications for hydrology, water quality management, wetland determinations and conservation planning with the Natural Resource Conservation Service and Pennsylvania Department of Environmental Protection. Additionally, Michael has received extensive training for Environmental Law and Regulations from Rutgers University and for Wetland Delineation from Shippensburg University. Mr. Siegel has served as an adviser for several PA Act 167 stormwater management watershed boards for Lehigh County, PA and for the Groundwater and Wellhead Protection Program for Lehigh and Northampton County, PA. Michael previously held the certification of a certified Building Code Official under the Pennsylvania Uniform Construction Code. Michael has been certified as an expert witness for stormwater best management practices from the PA Environmental Hearing Board and is currently the President of the Little Lehigh Watershed Coalition which helped authored PADEP's current stormwater water quality policy. Michael has also previously served on the Lower Macungie Township Zoning Hearing Board and Planning Commission and as the vice chairman of the Lower Macungie Township Environmental Advisory Council

Michael has previously held the position of the Environmental Coordinator and Conservation Resource Specialist with the Lehigh County Conservation District. He has also held several municipal positions such as the Zoning Officer for North Whitehall Township and the Zoning and Planning Administrator for Lower Nazareth Township and Lower Mt. Bethel Township. Furthermore, Michael has served as the Environmental Advisory Council Liaison for Lower Nazareth, Lower Macungie and Lower Mt. Bethel Townships. During this tenure he has authored several zoning ordinances on topics such as the Environmental Advisory Council, riparian buffer areas, floodplain management, landscaping requirements, architectural features, signage and various other subdivision and land development ordinances and municipal zoning ordinances during his tenure. Michael has co-authored comprehensive plans for Lower Providence Township. Michael was a past member of the Pennsylvania Association of Township Supervisors, a past member of the American and Pennsylvania Planning Associations and a member of the Pennsylvania Association of Environmental Professionals.

Finally Michael has received several key awards for planning and smart growth techniques including twice being awarded Pennsylvania Governors Award for Excellence in Planning, the Montgomery County Award for Excellence in Planning, Whitehall Township Environmental Award and the Pennsylvania Horticultural Greening Award.



LOWER MACUNGIE TOWNSHIP

3400 BROOKSIDE ROAD

MACUNGIE, PA 18062

PHONE: 610-966-4343 • FAX: 610-965-3654

WEBSITE: www.lowermac.com

Received
NOV 30 2022
Lower Macungie Twp.

Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input type="checkbox"/> Parks & Recreation Board |
| <input type="checkbox"/> Building Code Board of Appeals | <input checked="" type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Commission |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: John C Semonich Jr

Address: 6119 Timberknoll Dr

City/State/Zip: Macungie Pa 18062

Telephone: _____

Cell: _____

E-mail: _____

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- **Education:** inclusive of school, degree, major, ad-hoc training/certifications
BS in Business from Neumann University (expected graduation July 2021)
Hazardous Materials Contingency planning and other various EMA planning training
- **Occupation/Job experience:**
Paramedic by trade work for large local healthcare network in an outreach/network development role. Have experience with planning large scale events including marathons, half marathons, golf outings and various public health initiatives.
- **Municipal government experience - specifically in a Board/Committee/Commission position:**
Board of Directors Eastern PA EMS Council - Executive Board Member
Emergency Management committee

Please continue on next page...

Page 1 | 2

Applications will be kept on file for one (1) year.

Please forward your Statement of Interest form to Bruce Beitel, Township Manager, at bbeitel@lowermac.com



Statement of Interest to Volunteer Application Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?
I would like to give back to my community, as well as a desire to work in local government with future career aspirations.

- Community involvement history:
I have volunteered in various roles in various communities including but not limited to: Volunteer Firefighter, Emergency Management, American Cancer Society, American Heart association, Via Marathon

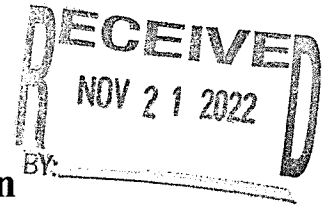
Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?
I would like to learn the vision of the township and have professional and personal accomplishments while working with local leaders and developers by having a better understanding of how municipalities plan for their future and growth. Personally this will give me insight to planning process on a local government level is handled. I bring a unique perspective with a emergency management planning mindset.

Lower Macungie

TOWNSHIP

3400 Brookside Road, Macungie, PA 18062
Phone: 610-966-4343 | Fax: 610-965-3654



Statement of Interest to Volunteer Application

Please identify what Commission, Committee or Board you are applying for. If you have multiple interests, please number your interest with 1 being your first choice.:

- | | |
|--|---|
| <input type="checkbox"/> Audit Advisory Committee | <input type="checkbox"/> Parks & Recreation Advisory Committee |
| <input type="checkbox"/> Building Code Board of Appeals | <input checked="" type="checkbox"/> 1 Planning Commission |
| <input type="checkbox"/> Emergency Management Organization | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Council | <input type="checkbox"/> Taxpayer Bill of Rights/Board of Appeals |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Vacancy Board/Chairperson |
| <input checked="" type="checkbox"/> 2 Library Board | <input type="checkbox"/> Zoning Hearing Board |

Contact info:

Your Name: George F. Doughty
Address: 2131 Stonewall Drive
City/State/Zip: Macungie, PA 18062
Telephone: [REDACTED] Cell: [REDACTED]
E-mail: [REDACTED]

Qualifications: (if possible, please attach your latest Curriculum Vitae/Resume)

- Education: inclusive of school, degree, major, ad-hoc training/certifications

See Attached Resume

- Occupation/Job experience:

See Attached Resume

- Municipal government experience - specifically in a Board/Committee/Commission position:

See Attached Resume

Please continue on next page...



Statement of Interest to Volunteer Application
Continued

Motivation:

- Why are you interested in serving as a Township Volunteer?

Help protect and improve Lower Macungie Township

- Community involvement history:

Planning Commission
Library Board

Aspirations/Visions for Lower Macungie Township:

- If selected, what would you like to accomplish?

Preserve and improve the quality of life in the Township.

GEORGE F. DOUGHTY

2131 STONEWALL DRIVE
MACUNGIE, PA 18062
EMAIL: [REDACTED]

CELL: [REDACTED]

SIGNIFICANT CAREER ACHEIVEMENTS

As Director of Aviation for the City and County of Denver, I was responsible for the operation of Stapleton International Airport and the planning, design, financing and construction of Denver International Airport. Denver International Airport was a completely new airport located on 35,000 acres of land northwest of the city. Planning, design, environmental analysis and land acquisition were completed within four years. Construction cost was \$3.1 billion.

As Director of Port Control for the City of Cleveland and a member of the cabinet of Mayor George V. Voinovich, I worked to normalize airport operations and finances after the City of Cleveland's default. The airport operating funds were restored and the capital program was resumed and expanded. Operations were streamlined and efficiency was improved.

As CEO of the Lehigh Northampton Airport Authority I led a transformation of the Lehigh Valley International Airport to prepare it to fulfill an important role as air carrier reliever for Philadelphia International Airport (55 miles to the south) and Newark International Airport (66 miles to the east). A major capital program was completed to upgrade airfield and terminal facilities and land was acquired to provide an additional fully independent air carrier runway. Two general aviation airports were also acquired and hangar capacity at the three airports was doubled.

PROFESSIONAL EXPERIENCE

ERIE REGIONAL AIRPORT AUTHORITY, Erie, PA
Executive Director (CEO) (Extended interim assignment)

2016 - 2018

Responsibilities included the overall all management of the Erie Regional Airport Authority including assuring financial stability, preparing and managing an annual operating budget and short term and long-term capital budgets.

Specific projects and accomplishments: Revised the FAA Capital Improvements Program (CIP). Completed the ongoing Master Plan Update. Completed several projects under a pending Pennsylvania Multimodal grant. Acquired a new \$1.7 million Pennsylvania Capital Fund Grant for terminal area infrastructure improvements.

Negotiated new contracts with the AFSCME and the Teamsters representing the maintenance workers and the Police Officers respectively. Negotiated agreements with the three airlines serving ERI. Met with the carriers regarding improved service for Erie which contributed to the end of the gradual traffic loss and restoration of passenger enplanement growth.

GEORGE F. DOUGHTY

Managed the major emergency caused by 165 inches of snowfall during the winter of 2017-18. Reorganized the operations and maintenance department and eliminated unnecessary training which reduced costs and improved efficiency. Began a program to increase skills of maintenance workers to reduce the need for outside contractors. Reduced police costs by improved scheduling and elimination of compensatory overtime.

LEHIGH NORTHAMPTON AIRPORT AUTHORITY, Pennsylvania
Executive Director (CEO)

1992 - 2011

Responsible for the overall management of the Lehigh Valley International Airport, Queen City Airport and Braden Airpark, including operations, long term planning and facility development. Functions included: the management of a full-service fixed base operation, servicing high performance general aviation and air carrier aircraft. Programs included a specialized marketing effort to increase competitive position and market share of Lehigh Valley International Airport.

Specific projects and accomplishments: Completed a \$100 million facility upgrade and expansion which included a new nine gate concourse, a complete renovation of the 1970's era main terminal, runway and taxiway reconstruction, and additional hangars. Completed a master plan update.

Initiated a land acquisition program to nearly double the size of the Lehigh Valley International Airport and to preserve the future capability for simultaneous arrivals in all-weather conditions. Used innovative approaches to develop and expand low cost direct service to several new destinations.

Brought two general aviation airports, Queen City and Braden Airpark, into the system through the careful development of community support. Took over the fixed base operation and established in house ground handling service.

CITY AND COUNTY OF DENVER, Colorado
Director of Aviation

1984 - 1992

Responsible for overall management of Stapleton International Airport – seventh busiest U.S. airport handling 28 million passengers annually. Operating budget \$70 million with a total operating revenue of \$90 million.

Directed the development of the new Denver International Airport. Responsibilities included all issues relating to the operation and development of a large urban airport. Management of a staff of 500 persons involved in airport operations and maintenance, planning, engineering and construction, leasing of facilities, accounting, financing, business management, environmental management, community relations, marketing and intergovernmental affairs.

Specific project and accomplishments: Managed the planning, programming, designing, financing and construction of Denver International Airport. This was accomplished by creating a Program Management Team responsible to the Director of Aviation that oversaw over 100 design contracts and

GEORGE F. DOUGHTY

100 construction contracts. The team also supervised the issuance of \$3 billion in Airport Revenue Bond Financing and managed all financial aspects of the project.

Prior to full initiation of the new airport project, I managed a \$275 million expansion and renovation program at Stapleton Airport to accommodate demand until the new airport could be completed.

Projects included:

- New runway
- New concourse (18 gates)
- Terminal renovation
- New cargo facilities
- Expanded aircraft parking ramp

Established new passenger service programs including:

- Paging and information service
- Passenger assistance through Airport Service Representative stations in the terminal
- Remote parking lots with shuttle service to terminal
- Installation of state-of-the-art parking revenue control system.

Upgraded airside operating procedures and equipment. Increased snow removal equipment and improved procedures to meet demand of airline hub operations. Installed runway sensing equipment, weather radar, and state-of-the-art communications system. Increased revenues and improved customer services and convenience through addition of expanded retail program. Established public information campaign to improve the image of Stapleton, locally and nationally. Served on the NTSB panel established to investigate the Continental 1713 accident at Denver Stapleton International Airport

CITY OF CLEVELAND, Ohio

1980 - 1984

Director, Department of Port Control - Director of Airports

Responsible for overall management of Cleveland Hopkins International and Burke Lakefront Airports serving six million passengers per year with an annual operating budget of \$17.6 million.

Responsibilities included all those normal to the development and operation of a large hub and reliever airport.

Specific projects and accomplishments: Reduced annual operating costs through efficiency improvements and increased productivity of work force. Revived capital program, which was previously suspended during City's financial crisis. Projects included completion of terminal expansion program, aircraft parking ramp reconstruction, runway reconstruction and extensions and cargo area development.

Completed Master Plan update for development of both airports. Established continuing working relationship with communities for implementation of Noise Abatement Program. Reorganized airport administrative and management structure. Established offices of Air Trade Development and Public

GEORGE F. DOUGHTY

Information which resulted in significant air service improvements and improved public image and awareness.

BALTIMORE WASHINGTON INTERNATIONAL AIRPORT, Maryland
Deputy Director

1978 -1980

Assisted the Airport Director in the management and operation of a medium hub airport with an annual budget of \$10 million, 200 employees, and 3.6 million total annual passengers.

Supervised basic airport functions including airfield and building maintenance, crash/fire/rescue service, security, field operations, parking lots, ground transportation system, and airport medical facility. Participated in lease negotiations with airline and other tenants; coordination of airline operations; and supervision of airline and other tenant lease agreements. Acted as Principal liaison with airlines, FAA, and major tenants. Oversaw the development and administration of all airport procedures including Airport Emergency Plan, Operations Manual and Security program. Prepared and managed the annual budget. Identified capital projects and equipment needs.

Specific projects and accomplishments: Performed a management analysis of Police and Fire Rescue Services which resulted in a \$250,000 annual reduction in the police budget and improved equipment and greater cost-effectiveness in the operation of the Fire Rescue Service. Implemented new concepts in the airfield snow removal program which substantially reduced the time required for runway clearance.

PROFESSIONAL AFFILIATIONS AND AWARDS

American Association of Airport Executives - *past member of the Board*

Airports Council International-North America - *past Chairman*

Airports Council International - *past member of the World Board*

1988 Aviation Week and Space Technology Laurels Award recipient

Who's Who in America

Private pilot

EDUCATION

Bachelor of Science in Aerospace Engineering
West Virginia University

Graduate Study in Public Administration

GEORGE F. DOUGHTY

University of Pittsburgh

Graduate Study in Business Administration

John Carroll University /Cleveland State University

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

The Board of Commissioners met on June 15, 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

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

2. PLEDGE TO THE FLAG

3. ROLL CALL

Brian P. Higgins, President	Present
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 – None

6. HEARINGS & APPROVALS – None

7. PUBLIC COMMENT ON NON-AGENDA TOPICS

7.1. Dennis Seman, 1375 Heather Circle West, said that two ordinances are needed to ban basketball hoops in the right of way and burning of wood to improve the quality of life. He’s concerned for the air quality when wood is burned and children playing in the streets instead of a park.

7.2. Daniel Mulik, 2980 Millrace Road, expressed concern for hazardous waste drums in a gated area in Camp Olympic Park near the stream. Manager Beitel noted that we received a concern through social media and it was found that contractors for the Turnpike Commission are restoring the bridge and the drums contain rusty bridge metal; we asked them to remove the drums as soon as possible. Mr. Mulik also expressed concern with trucks on Millrace Road. President Higgins noted that we can ask construction vehicles to use a different route, but they’re legally allowed to use the road. Mr. Mulik previously submitted a Traffic Concern Form for a speed study on Millrace Road and is waiting to hear back from staff.

8. COMMUNICATIONS

8.1. Mandy Book, Commonwealth Financing Authority – Notice of grant award for Macungie Ambulance. The Township sponsored the grant for training equipment for the Ambulance Corps. The grant is for \$14,964 through the Local Share Account Program.

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

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

10. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the June 1, 2023 minutes as drafted. There were 5 ayes. Motion carried.

11. APPROVAL OF TRANSFERS, BILL LIST AND PAYROLL

11.1. Mr. Beitel reviewed the June 15, 2023 Bill List, which is always available to view on the Township's website prior to the meeting.

01	General Fund	\$514,260.20		33	Open Space Fund	
08	Sewer Fund	\$2,675.03		35	Liquid Fuels	
19	Debt Service Fund			37	Developers Impact	
30	Capital Projects Fund	\$17,027.23		01	Payroll	\$172,976.45
32	Federal Grants Fund			36	Developers Escrow	\$39,455.49
				Total Funds		\$746,394.40

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the June 15, 2023 Bill List as drafted. There were 5 ayes. Motion carried.

12. DEPARTMENTAL MATTERS

12.1. **Engineering**

12.1.1. Consideration of Bids for the 2023 Public Works Roof Replacement Project – There were four competitive bids received and it's recommended to award to the lowest bidder. We budgeted \$390,000 and since then, the roofing material changed to be consistent with the existing material, which reduced the cost.

Motion by Commissioner Robert, seconded by Commissioner Ward, to award the 2023 Public Works Roof Replacement Project to Hulton Contracting in the amount of \$124,737.00. There were 5 ayes. Motion carried.

12.1.2. Engineer's Report: 1) Mr. McAdam stated it was nice to be back and the next agenda will include his project status report.

12.2. **Planning**

12.2.1. Resolution 2023-36 – A RESOLUTION REDUCING THE FINANCIAL SECURITY FOR THE MOUNTAIN VIEW ESTATES SUBDIVISION AND LAND DEVELOPMENT

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve Resolution 2023-36. There were 5 ayes. Motion carried.

12.2.2. Consideration of the Liberty Lane Rezoning Request – The Board previously reviewed a request to amend the zoning map to extend the urban zone across the turnpike. The applicant proposes townhomes and a maintenance shed with a living unit on the second floor. The Planning Commission voted 3-2 to recommend the rezoning; two Planning Commission members were absent.

Commissioner Robert made a motion to approve a hearing for the rezoning request on Liberty Lane, but there was no second.

12.2.3. Planner's Report – No further report.

12.3. **Solicitor**

12.3.1. Consideration to Authorize the Commonwealth and its Contractors Access through Camp Olympic Park to Perform Certain Construction Work and to Direct the Solicitor to Prepare an Agreement for the Same – The Turnpike Commission needs access

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

through Township land for their contractor to access an overpass in Camp Olympic Park. Staff has no objection to grant access, but would like to draft a stricter access agreement than what was provided. The exact access area would be defined as well. In the near future, a second agreement will be considered for the Turnpike Commission to grant access to LMT for a trail.

Motion by Commissioner Robert, seconded by Commissioner Ward, to direct the Solicitor to prepare an access agreement for the Turnpike Commission to access Camp Olympic. There were 5 ayes. Motion carried.

12.3.2. Solicitor's Report – No further report.

12.4. **Township Manager**

12.4.1. Consideration to Approve the Adaptive Traffic Signal Project from Signal Service in the Amount of \$820,011.24 (Costars Vendor 0000482340 Contract 018-E22-019) – This is a Costars contract to upgrade 13 traffic signals to an adaptive system; 10 signals are in LMT and three signals are in Upper Macungie Township. The current adaptive system near Hamilton Crossings would be replaced so there is only one system in place that is less proprietary and communicates with the signals in Upper Macungie Township. LMT received traffic impact fees for the land development projects of Uline and Air Products and also took the responsibility of installing the signals. Upper Macungie will be responsible for the signal at Mill Creek Road and Rt. 222 bypass. We budgeted \$750,000 for this capital project, which included all developer traffic impact fees from the Act 209 East Fund; there is a current balance of \$1.8 million. There are three additional signals on Hamilton (intersections of Minesite, Kressler & the bypass onramps) not in this contract because we're seeking grant funds for them. There was discussion to set a maximum cost for unknown items that may be found during installation and then anything over that amount would need Board approval.

Motion by Commissioner Robert, seconded by Commissioner Ward, to approve the Adaptive Traffic Signal Project from Signal Service in an amount not to exceed \$850,000. There were 5 ayes. Motion carried.

12.4.2. Manager's Report: 1) The air conditioner condenser was delivered for the Township Building and installation is underway.

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. Park and Recreation Committee Vacancy (Application Deadline June 10th)
- 13.1.6. Traffic Signal Applications (TE-160) for Signal Timing Modifications on Rt. 100 at Alburdis Road, Gehman Road & Willow Lane (Awaiting Review)

13.2. **New Business**

13.2.1. It was noted that, although there is no official dress code for Board meetings, a more casual dress is appropriate for summer.

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

14. BOARD OF COMMISSIONERS REPORT

- 14.1. The next Board Workshop is June 26, 2023 at 6 p.m.
- 14.2. The next Board Regular Meeting is July 20, 2023 at 6 p.m. There is only one meeting in month of July and will be noted on the Township's website.

15. EXECUTIVE SESSION – None

16. ADJOURNMENT

President Higgins adjourned the meeting at 6:43 p.m.

Bruce Beitel
Township Manager

Renea Flexer
Asst. Township Manager/Secretary
July 7, 2023

DRAFT

Township of Lower Macungie
 Board of Commissioners Meeting - Payment of Bills
 Accounts Payable Report - July 13, 2023

BOC Meeting Date: July 20, 2023

	Current Checks	Interim Checks and ACH	Total
01 General Fund	\$165,920.31	\$1,143,211.63	\$1,309,131.94
08 Sewer Fund	\$7,413.68	\$74,960.30	\$82,373.98
19 Debt Service Fund	\$0.00	\$0.00	\$0.00
30 Capital Projects Fund	\$8,460.00	\$176,058.55	\$184,518.55
32 Federal Grants Fund	\$0.00	\$0.00	\$0.00
33 Open Space Fund	\$0.00	\$0.00	\$0.00
35 Liquid Fuels Fund	\$0.00	\$0.00	\$0.00
37 Developers Impact Fund	\$0.00	\$0.00	\$0.00
Township Excl Payroll	\$181,793.99	\$1,394,230.48	\$1,576,024.47
Payroll June 16, 30 & July 14	\$0.00	\$522,960.23	\$522,960.23
36 Developers Escrow Fund	\$8,114.65	\$109,642.56	\$117,757.21
Grand Total	\$189,908.64	\$2,026,833.27	\$2,216,741.91

Commissioner _____

Approval Date _____

Report Criteria:

Detail report.
 Invoice detail records above \$0.00 included.
 Only unpaid invoices included.
 Invoice.Batch = "072023"
 [Report].GL Account Number (2 Characters) = {<-> "36"

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
A & A Auto							
1508	A & A Auto	405346	bedstep unit 60	01/10/2023	01.409.378 Vehicle Repairs	290.00	072023
1508	A & A Auto	405346	bedstep unit 61	01/10/2023	01.430.378 Vehicle Repairs	290.00	072023
Total A & A Auto:						580.00	
ABARTA Coca Cola Beverages, LLC							
86	ABARTA Coca Cola Beverages, L	36476054026	Snack Bar	07/07/2023	01.452.229 Snack Bar - Food	208.48	072023
Total ABARTA Coca Cola Beverages, LLC:						208.48	
ADT Security Services							
1664	ADT Security Services	999914633	Monitoring Hills,Camp o,Wescos	07/03/2023	01.409.318 Alarm/Security S	63.38	072023
1664	ADT Security Services	999914633	Monitoring Hills,Camp o,Wescos	07/03/2023	01.409.318 Alarm/Security S	53.54	072023
1664	ADT Security Services	999914633	Monitoring Hills,Camp o,Wescos	07/03/2023	01.409.318 Alarm/Security S	42.94	072023
Total ADT Security Services:						159.86	
Advanced Cleaning Solutions LLC							
1214	Advanced Cleaning Solutions LLC	9226	Cleaning Service	07/01/2023	01.451.445 Janitorial	2,633.75	072023
1214	Advanced Cleaning Solutions LLC	9226	cleaning service MUB	07/01/2023	01.409.372 Repairs & Mainte	526.75	072023
1214	Advanced Cleaning Solutions LLC	9226	cleaning service Annex	07/01/2023	01.409.372 Repairs & Mainte	665.64	072023
Total Advanced Cleaning Solutions LLC:						3,826.14	
All-Jays Portable Toilets & Septic Serv							
578	All-Jays Portable Toilets & Septic	2718	yard waste sites june	07/01/2023	01.426.372 Repairs & Mainte	200.00	072023
578	All-Jays Portable Toilets & Septic	2718	LMT Units	07/01/2023	01.454.249 General Expense	700.00	072023
Total All-Jays Portable Toilets & Septic Serv:						900.00	
Amy's Cleaning Service							
883	Amy's Cleaning Service	3325	Cleaning at Hills @ Lockridge 6/2	07/01/2023	01.409.372 Repairs & Mainte	55.00	072023
Total Amy's Cleaning Service:						55.00	
Auto Zone							
40	Auto Zone	1870718502	oil filter unit 60	07/06/2023	01.409.378 Vehicle Repairs	2.79	072023
40	Auto Zone	1870718502	oil filter unit 61	07/06/2023	01.430.378 Vehicle Repairs	2.79	072023
40	Auto Zone	1870721364	anti seize shop	07/11/2023	01.430.241 Operating Suppli	10.99	072023
40	Auto Zone	1870721364	part unit 37	07/11/2023	01.430.374 Equipment Repai	11.38	072023
40	Auto Zone	1870721364	towels shop	07/11/2023	01.430.241 Operating Suppli	16.99	072023
40	Auto Zone	1870721364	carb cleaner shop	07/11/2023	01.430.241 Operating Suppli	35.88	072023
40	Auto Zone	1870721364	battery unit 37	07/11/2023	01.430.374 Equipment Repai	13.36	072023
Total Auto Zone:						94.18	
BDS CORP							
1300	BDS CORP	6482238	link unit 76	06/28/2023	01.430.374 Equipment Repai	23.00	072023

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total BDS CORP:						23.00	
Bell Hardware and Supply Inc							
45	Bell Hardware and Supply Inc	31148/1	containers, tool boxes	07/05/2023	01.430.241 Operating Suppli	84.95	072023
45	Bell Hardware and Supply Inc	31224/1	glue sticks	07/12/2023	08.429.241 Operating Suppli	7.99	072023
Total Bell Hardware and Supply Inc:						92.94	
Berks County Intermediate Unit							
1668	Berks County Intermediate Unit	230002498	e tax track logins	04/28/2023	01.403.450 Contracted Servi	160.00	072023
1668	Berks County Intermediate Unit	230002498	e tax track logins	04/28/2023	30.403.450 Contracted Servi	160.00	072023
Total Berks County Intermediate Unit:						320.00	
Borough of Emmaus							
58	Borough of Emmaus	6587	sewer transfer fees 2 Q 2023	07/03/2023	08.429.364 Sewer Treatment	623.86	072023
Total Borough of Emmaus:						623.86	
Bowers Sales and Rentals LLC							
1128	Bowers Sales and Rentals LLC	173123	chain loop hex nut wrench	06/30/2023	01.430.260 Small Tools & Mi	132.90	072023
Total Bowers Sales and Rentals LLC:						132.90	
CKS Engineers, Inc.							
1715	CKS Engineers, Inc.	0081780	permits	06/20/2023	01.414.312 Engineer-On Lot	1,926.00	072023
Total CKS Engineers, Inc.:						1,926.00	
Colonial Electric Supply Co Inc							
993	Colonial Electric Supply Co Inc	15256704	c center ext lights	06/21/2002	01.451.372 Repairs & Mainte	162.84	072023
Total Colonial Electric Supply Co Inc:						162.84	
Corkery & Almonti Attorneys At Law							
1388	Corkery & Almonti Attorneys At La	2023-840	Legal Zoning Haring Board	07/07/2023	01.414.454 Stenographer	1,517.00	072023
1388	Corkery & Almonti Attorneys At La	2023-840	Legal Zoning	07/07/2023	01.404.404 Legal Zoning Boa	.00	072023
Total Corkery & Almonti Attorneys At Law:						1,517.00	
Culligan Water Conditioning							
1990	Culligan Water Conditioning	2023--842	deposit return	07/11/2023	01.409.241 Operating Suppli	56.00	072023
1990	Culligan Water Conditioning	365043	12 bottles	07/06/2023	01.409.241 Operating Suppli	89.28	072023
1990	Culligan Water Conditioning	365043	12 bottles deposit	07/06/2023	01.409.241 Operating Suppli	84.00	072023
1990	Culligan Water Conditioning	365043	fuel surcharge	07/06/2023	01.409.241 Operating Suppli	2.50	072023
Total Culligan Water Conditioning:						119.78	
Dual Temp Company Inc							
547	Dual Temp Company Inc	7197	belt repair cc	06/20/2023	01.451.372 Repairs & Mainte	323.00	072023
547	Dual Temp Company Inc	76467305	c center 1/4 maint	07/01/2023	01.451.372 Repairs & Mainte	1,450.00	072023
547	Dual Temp Company Inc	76467316	campus 1/4 of maint	07/01/2023	01.409.372 Repairs & Mainte	1,743.75	072023
Total Dual Temp Company Inc:						3,516.75	
ECCO Communications LLC							
138	ECCO Communications LLC	81635	repeater rental 7/1-9/30	06/27/2023	01.415.260 Small Tools & Mi	189.60	072023

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total ECCO Communications LLC:						189.60	
emi landscape							
151	emi landscape	9815	monthly main June rain garden	06/30/2023	01.436.450 Contracted Servi	1,000.00	072023
151	emi landscape	9826	mowing June parks open space tu	06/30/2023	01.454.450 Contracted Servi	9,609.75	072023
151	emi landscape	9826	mowing June detention ponds	06/30/2023	01.436.450 Contracted Servi	8,276.50	072023
Total emi landscape:						18,886.25	
Emmaus Aquatic Club							
1776	Emmaus Aquatic Club	1226	Swim lessons 6/26-6/29	07/03/2023	01.452.450 Contracted Servi	1,755.00	072023
1776	Emmaus Aquatic Club	1227	July'2023 Installment	07/03/2023	01.452.450 Contracted Servi	24,326.00	072023
1776	Emmaus Aquatic Club	1227	pool chemicals	07/03/2023	01.452.450 Contracted Servi	1,721.96	072023
1776	Emmaus Aquatic Club	1227	skimmer lid	07/03/2023	01.452.450 Contracted Servi	39.87	072023
1776	Emmaus Aquatic Club	1232	swim lessons 7/3-7/6	07/06/2023	01.452.450 Contracted Servi	2,405.00	072023
Total Emmaus Aquatic Club:						30,247.83	
EPSD-LMT TAX COLLECTOR							
893	EPSD-LMT TAX COLLECTOR	6923	2023-2024 School Tax 3400 Broo	07/01/2023	01.409.430 Taxes	2,287.00	072023
893	EPSD-LMT TAX COLLECTOR	6924	2023-2024 School Tax 3120 S Ce	07/01/2023	01.409.430 Taxes	4,168.77	072023
Total EPSD-LMT TAX COLLECTOR:						6,455.77	
Fastenal Company							
159	Fastenal Company	PAAL1160216	misc parts shop	06/20/2023	01.430.241 Operating Suppli	295.93	072023
159	Fastenal Company	PAAL1160328	cable tiels	06/26/2023	01.430.241 Operating Suppli	171.48	072023
Total Fastenal Company:						467.41	
Fulton Financial Advisors							
820	Fulton Financial Advisors	5062807	Quarterly Pension Plan fees 2 Q 2	07/11/2023	01.483.150 Pension Plan Fe	9,893.52	072023
820	Fulton Financial Advisors	5062807	Quarterly Pension Plan fees 2 Q 2	07/11/2023	08.483.150 Pension Plan Fe	1,625.00	072023
Total Fulton Financial Advisors:						11,518.52	
Grainger Industrial Commercial							
188	Grainger Industrial Commercial	9760730185	aluminum U Channel	07/05/2023	01.454.241 Operating Suppli	83.25	072023
188	Grainger Industrial Commercial	9760985771	small tools-locking plier	07/06/2023	01.454.260 Small Tools & Mi	19.73	072023
Total Grainger Industrial Commercial:						102.98	
GranTurk Equipment Company Inc							
189	GranTurk Equipment Company In	1152819-01	check valve and orig unit 22	06/28/2023	08.429.374 Equipment Repai	670.70	072023
Total GranTurk Equipment Company Inc:						670.70	
GT&E LLC							
2042	GT&E LLC	PSO487612-2	cap. screw hose unit 37	07/10/2023	01.430.374 Equipment Repai	291.11	072023
Total GT&E LLC:						291.11	
Haldeman Ford							
201	Haldeman Ford	34860	sensor unit 8	07/05/2023	01.454.374 Equipment Repai	116.80	072023
Total Haldeman Ford:						116.80	

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Hale Trailer Brake & Wheel Inc							
202	Hale Trailer Brake & Wheel Inc	1637600	connectors and lamp kits unit 83	06/29/2023	08.429.378 Vehicle Repairs	12.17	072023
202	Hale Trailer Brake & Wheel Inc	1637600	connectors and lamp kits unit 57	06/29/2023	01.430.374 Equipment Repai	6.93	072023
202	Hale Trailer Brake & Wheel Inc	1637600	connectors and lamp kits unit 57	06/29/2023	01.430.374 Equipment Repai	13.86	072023
Total Hale Trailer Brake & Wheel Inc:						32.96	
Harned-Durham Oil Company Inc							
204	Harned-Durham Oil Company Inc	6437943	propane indian creek rd	05/03/2023	01.409.230 Heating Fuel	744.65	072023
Total Harned-Durham Oil Company Inc:						744.65	
Harthcock Horticultural Services							
323	Harthcock Horticultural Services	2023-77	tree removal by tennis court	07/03/2023	30.493.638 Park Improveme	2,100.00	072023
323	Harthcock Horticultural Services	2023-78	tree removal by tennis courts	07/03/2023	30.493.638 Park Improveme	6,200.00	072023
323	Harthcock Horticultural Services	2023-80	tree removal campus tennis ct	07/07/2023	01.454.371 Township Tree M	9,750.00	072023
Total Harthcock Horticultural Services:						18,050.00	
High Swartz LLP							
1734	High Swartz LLP	138527-1	3109 Macungie Rd	06/02/2023	01.404.403 Legal Planning	613.50	072023
1734	High Swartz LLP	141006	solicitor	07/05/2023	01.404.401 Solicitor	3,609.00	072023
1734	High Swartz LLP	141006	planning	07/05/2023	01.404.403 Legal Planning	754.00	072023
1734	High Swartz LLP	141017	Public Works	07/05/2023	01.404.401 Solicitor	383.50	072023
1734	High Swartz LLP	141022	General policies and procedures	07/05/2023	01.404.401 Solicitor	525.00	072023
1734	High Swartz LLP	141023	Community Center Construction cl	07/05/2023	01.404.405 Litigation	228.89	072023
1734	High Swartz LLP	141025	Chapter 6 conduct	07/05/2023	01.404.401 Solicitor	236.00	072023
1734	High Swartz LLP	141027	Agreements	07/05/2023	01.404.401 Solicitor	2,911.00	072023
1734	High Swartz LLP	141028	labor relations	07/05/2023	01.404.402 Labor Relations	1,150.50	072023
1734	High Swartz LLP	141031	Chapter 21- streets and sidewalks	07/05/2023	01.404.401 Solicitor	945.00	072023
1734	High Swartz LLP	141036	Mull vs Lower Macungie	07/05/2023	01.404.405 Litigation	575.00	072023
1734	High Swartz LLP	141037	Chapter 27 zoning	07/05/2023	01.404.401 Solicitor	138.50	072023
1734	High Swartz LLP	141039	Vertek Const Mgt	07/05/2023	01.404.401 Solicitor	774.00	072023
1734	High Swartz LLP	141050	Tree Destruction	07/05/2023	01.404.405 Litigation	1,086.45	072023
1734	High Swartz LLP	141077	General legal	07/05/2023	01.404.401 Solicitor	383.50	072023
1734	High Swartz LLP	141078	sewer	07/05/2023	08.404.401 Solicitor	2,006.00	072023
Total High Swartz LLP:						16,319.84	
Horwith Trucks Inc							
219	Horwith Trucks Inc	X101197542:01	filters fuel and oil uni t20	06/30/2023	01.430.374 Equipment Repai	111.91	072023
219	Horwith Trucks Inc	X101197542:01	filters fuel and oil	06/30/2023	01.430.374 Equipment Repai	111.91	072023
219	Horwith Trucks Inc	X101197542:01	filters fuel and engine vent unit 12	06/30/2023	01.430.374 Equipment Repai	240.61	072023
Total Horwith Trucks Inc:						464.43	
James F. Dunleavy							
1678	James F. Dunleavy	2023-838	Island time band	07/05/2023	01.453.310 Entertainment Se	500.00	072023
Total James F. Dunleavy:						500.00	
Kevin J Kelenski							
2087	Kevin J Kelenski	2023-843	rustix band entertainment summer	07/07/2023	01.453.310 Entertainment Se	500.00	072023
Total Kevin J Kelenski:						500.00	
Keycodes Inspection Agency							
268	Keycodes Inspection Agency	6411	commercial plan review	07/05/2023	01.413.474 Alt Commercial P	2,470.00	072023

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
268	Keycodes Inspection Agency	6412	commercial inspections	07/05/2023	01.413.473 Alt Commercial In	27,856.22	072023
268	Keycodes Inspection Agency	6413	residential inspections	07/05/2023	01.413.471 Alt Residential In	1,875.00	072023
Total Keycodes Inspection Agency:						32,201.22	
L/B Water Service Inc							
1157	L/B Water Service Inc	3721190	4 cases shoutout cault	06/23/2023	08.429.256 Sewer Risers	612.00	072023
Total L/B Water Service Inc:						612.00	
Let's Bounce Around Rentals LLC							
1115	Let's Bounce Around Rentals LLC	2023-839	playground round up day	07/05/2023	01.453.310 Entertainment Se	2,675.00	072023
Total Let's Bounce Around Rentals LLC:						2,675.00	
Liberty Elevator Experts							
1584	Liberty Elevator Experts	IN297634	semi annual inspection campus el	06/30/2023	01.409.449 Elevator Mainten	95.69	072023
Total Liberty Elevator Experts:						95.69	
Lil Athletics							
1129	Lil Athletics	0693	Sports Camp 7/10-7/13	07/03/2023	01.451.310 Prof. Svs/Intructo	778.40	072023
1129	Lil Athletics	0694	Multi sport skills instructor 7/12-8/	07/11/2023	01.451.310 Prof. Svs/Intructo	1,612.80	072023
Total Lil Athletics:						2,391.20	
Linde Gas & Equipment							
195	Linde Gas & Equipment	36674449	cylinder rental 5/20- 6/20	06/22/2023	01.430.384 Machinery & Equi	63.46	072023
Total Linde Gas & Equipment:						63.46	
Lower Macungie Garden Club							
720	Lower Macungie Garden Club	2023-841	1st & 2nd Qtr Grant 2023	07/11/2023	01.459.532 Garden Club	1,874.48	072023
720	Lower Macungie Garden Club	2023-841	plants and planters	07/11/2023	01.454.241 Operating Suppli	481.83	072023
Total Lower Macungie Garden Club:						2,356.31	
Macungie Ambulance							
313	Macungie Ambulance	23-10	CPR cert for playground staff	07/04/2023	01.453.249 General Expense	729.00	072023
Total Macungie Ambulance:						729.00	
Maillie LLP							
1722	Maillie LLP	97083	2022 Audit May 23	05/31/2023	01.402.311 Accounting & Aud	2,667.00	072023
1722	Maillie LLP	97083	2022 Audit May 23	05/31/2023	08.402.311 Accounting & Aud	1,333.00	072023
Total Maillie LLP:						4,000.00	
Master Supply Line, LLC.							
326	Master Supply Line, LLC.	8-172344	supplies	06/28/2023	01.451.241 Operating Suppli	210.80	072023
326	Master Supply Line, LLC.	8-172446	vaccuum campus	07/05/2023	01.409.260 Small Tools & Mi	129.99	072023
326	Master Supply Line, LLC.	8-172446	operating supplies	07/05/2023	01.409.241 Operating Suppli	268.60	072023
Total Master Supply Line, LLC.:						609.39	
NAPA- Schantz Rd							
1841	NAPA Auto Parts	950744	ret parts	02/21/2023	01.426.372 Repairs & Mainte	45.69	072023
1841	NAPA Auto Parts	953472	air filter unit 97	03/23/2023	01.430.374 Equipment Repai	35.02	072023

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
1841	NAPA Auto Parts	953508	air cabin filters unit 97	03/24/2023	01.430.374 Equipment Repai	43.78	072023
Total NAPA- Schantz Rd:						33.11	
NEXGEN Asset Management							
1136	NEXGEN Asset Management	3913	user software	07/06/2023	01.407.450 Contracted Servi	4,000.00	072023
Total NEXGEN Asset Management:						4,000.00	
OTC Brands							
1643	OTC Brands	725162690-01	pool member appreciation day 7/1	06/30/2023	01.453.310 Entertainment Se	353.30	072023
Total OTC Brands:						353.30	
PA Municipal Health Insurance							
369	PA Municipal Health Insurance	135500-0	Dental & Vision Coverage August	07/07/2023	01.487.196 Health Insurance	1,963.11	072023
Total PA Municipal Health Insurance:						1,963.11	
PA One Call System Inc							
370	PA One Call System Inc	0001012310	Monthly Activity Fee	06/30/2023	01.430.249 General Expense	184.10	072023
Total PA One Call System Inc:						184.10	
Preferred EAP							
1730	Preferred EAP	168-2023-3	EAP Services July- Sept	07/01/2023	01.487.196 Health Insurance	331.35	072023
Total Preferred EAP:						331.35	
Protect Alarms							
401	Protect Alarms	33936	community center	07/01/2023	01.451.318 Alarm/Security S	465.00	072023
Total Protect Alarms:						465.00	
Pure Water Technology of Central PA							
1315	Pure Water Technology of Central	184444	Monthly Rental	07/01/2023	01.409.372 Repairs & Mainte	59.00	072023
Total Pure Water Technology of Central PA:						59.00	
Quigley Chevrolet							
404	Quigley Chevrolet	119708	sensor and glow plug unit 17	07/03/2023	01.430.378 Vehicle Repairs	259.32	072023
Total Quigley Chevrolet:						259.32	
R H Lorish Mower Shop							
407	R H Lorish Mower Shop	0000023082	gravely mower parts	06/28/2023	01.454.253 Machinery & Equi	359.95	072023
407	R H Lorish Mower Shop	0000023129	echo trimmer parts	07/05/2023	01.454.253 Machinery & Equi	23.40	072023
Total R H Lorish Mower Shop:						383.35	
RelaDyne Northeast LLC							
1700	RelaDyne Northeast LLC	R047669-IN	May fuel tank rental	06/28/2023	01.409.372 Repairs & Mainte	300.00	072023
1700	RelaDyne Northeast LLC	R047682-IN	June fuel tank rental	06/28/2023	01.409.372 Repairs & Mainte	300.00	072023
Total RelaDyne Northeast LLC:						600.00	
Reliable Signs & Striping Inc							
421	Reliable Signs & Striping Inc	4952	to route 100 with arrow sign	06/29/2023	01.433.245 Traffic & Street Si	298.00	072023

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total Reliable Signs & Striping Inc:						298.00	
SiteOne Landscape Supply LLC							
617	SiteOne Landscape Supply LLC	131849206-00	quarry 1 mound installation	06/28/2023	01.454.372 Repairs & Mainte	1,195.81	072023
Total SiteOne Landscape Supply LLC:						1,195.81	
Times News Inc							
765	Times News Inc	100537206	ZHB	06/15/2023	01.404.404 Legal Zoning Boa	231.85	072023
765	Times News Inc	100538112	RFP- road pavement	07/06/2023	01.405.341 Advertising	368.65	072023
765	Times News Inc	100538272	Audit notice	07/06/2023	01.405.341 Advertising	507.46	072023
Total Times News Inc:						1,107.96	
TransEdge Truck Center							
498	TransEdge Truck Center	62106P1	door stop fuel filter cap wiper arm	06/27/2023	01.430.374 Equipment Repai	158.96	072023
498	TransEdge Truck Center	62367P1	oil, fuel filters fittings valves unit 8	07/07/2023	01.430.374 Equipment Repai	400.73	072023
498	TransEdge Truck Center	62829P1	fittings valve unit 81	07/07/2023	01.430.374 Equipment Repai	127.19	072023
498	TransEdge Truck Center	CM62367P1	valve return unit 81	07/07/2023	01.430.374 Equipment Repai	121.87	072023
Total TransEdge Truck Center:						565.01	
Veritext Corp.							
513	Veritext Corp.	6672420	Hearing Attendance Fee June 27	06/28/2023	01.414.454 Stenographer	300.00	072023
Total Veritext Corp.:						300.00	
Wehrung's Macungie LLC							
1810	Wehrung's Macungie LLC	026384	screws bolts concrete mix	06/08/2023	01.454.372 Repairs & Mainte	357.92	072023
1810	Wehrung's Macungie LLC	026671	drip pan adhesive	06/15/2023	01.409.372 Repairs & Mainte	83.54	072023
1810	Wehrung's Macungie LLC	27144	picnic table repairs	06/27/2023	01.454.372 Repairs & Mainte	30.38	072023
1810	Wehrung's Macungie LLC	27217	nylon twine	06/28/2023	01.454.241 Operating Suppli	12.99	072023
1810	Wehrung's Macungie LLC	27339	chain loops	06/30/2023	01.430.260 Small Tools & Mi	160.95	072023
1810	Wehrung's Macungie LLC	27417	weed killer	07/03/2002	01.454.241 Operating Suppli	21.49	072023
1810	Wehrung's Macungie LLC	27455	flooring permits office	07/05/2023	01.409.372 Repairs & Mainte	325.71	072023
1810	Wehrung's Macungie LLC	27492	tree pruning	07/05/2023	01.430.372 Repairs & Mainte	26.99	072023
1810	Wehrung's Macungie LLC	27527	small tools	07/06/2023	01.454.260 Small Tools & Mi	83.95	072023
1810	Wehrung's Macungie LLC	27606	supplies	07/07/2023	01.454.241 Operating Suppli	34.77	072023
1810	Wehrung's Macungie LLC	27717	boardwork crub weeds	07/11/2023	01.430.241 Operating Suppli	80.76	072023
1810	Wehrung's Macungie LLC	27724	rotary hammer and accessories	07/11/2023	08.429.260 Small Tools & Mi	522.96	072023
Total Wehrung's Macungie LLC:						1,742.41	
Western Lehigh Services Inc							
160	Western Lehigh Services Inc	16405	top soil mailfair dr shoulder repair	07/10/2023	01.430.372 Repairs & Mainte	174.00	072023
Total Western Lehigh Services Inc:						174.00	
World Fuel Services							
918	World Fuel Services	2472386	diesel fuel	06/28/2023	01.430.231 Vehicle Fuel	1,092.34	072023
918	World Fuel Services	2482687	Gasoline	07/05/2023	01.430.231 Vehicle Fuel	1,135.97	072023
Total World Fuel Services:						2,228.31	
Grand Totals:						181,793.99	

Vendor	Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
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Dated: _____

Commissioner: _____

Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "072023"

[Report].GL Account Number (2 Characters) = {<>} "36"

Report Criteria:

Detail report.
 Invoice detail records above \$0.00 included.
 Only paid invoices included.
 Invoice.Batch = "070623","072023"
 [Report].GL Account Number (2 Characters) = {<-} "36"

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
ABARTA Coca Cola Beverages, LLC							
86	ABARTA Coca Cola Beverages, L	36302338011	Snack Bar	06/24/2023	01.452.229 Snack Bar - Food	340.61	070623
Total ABARTA Coca Cola Beverages, LLC:						340.61	
Altek Business Systems Inc							
864	Altek Business Systems Inc	259446	comm center copier	06/07/2023	01.405.450 Contracted Servi	877.49	070623
864	Altek Business Systems Inc	259786	MB copy room	06/12/2023	01.405.450 Contracted Servi	757.84	070623
Total Altek Business Systems Inc:						1,635.33	
American United Life Insurance Co							
1063	American United Life Insurance C	2023-827	Life & Disability Insurance July	06/17/2023	01.487.160 Disability Insuran	3,482.45	070623
Total American United Life Insurance Co:						3,482.45	
Amy's Cleaning Service							
883	Amy's Cleaning Service	3305	Cleaning at Hills @ Lockridge 5/2	05/30/2023	01.409.372 Repairs & Mainte	55.00	070623
Total Amy's Cleaning Service:						55.00	
Anchor Fence Company Inc							
32	Anchor Fence Company Inc	8044	split rails- detention ponds	06/09/2023	01.436.372 Repairs & Mainte	1,000.00	070623
32	Anchor Fence Company Inc	8044	split rails park	06/09/2023	01.452.372 Repairs & Mainte	500.00	070623
Total Anchor Fence Company Inc:						1,500.00	
Aramco Inc							
2084	Aramco Inc	S5798721.001	battery for floor scrubber	06/13/2023	01.451.260 Small Tools & Mi	468.68	070623
Total Aramco Inc:						468.68	
Auto Zone							
40	Auto Zone	1870700923	pulley oil filter unit 21	06/05/2023	01.409.378 Vehicle Repairs	46.86	070623
40	Auto Zone	1870700981	belt unit 21	06/05/2023	01.409.378 Vehicle Repairs	25.99	070623
40	Auto Zone	1870703278	brakes and brake parts unit 98	06/09/2023	01.454.378 Vehicle Repairs	658.74	070623
40	Auto Zone	1870703320	return incorrect parts	06/09/2023	01.454.378 Vehicle Repairs	622.21-	070623
40	Auto Zone	1870703324	brakes and brake parts unit 98	06/09/2023	01.454.378 Vehicle Repairs	712.74	070623
40	Auto Zone	1870703326	return incorrect parts	06/09/2023	01.454.378 Vehicle Repairs	36.41-	070623
40	Auto Zone	1870705610	floor mat, unit 28	06/13/2023	01.409.378 Vehicle Repairs	35.99	070623
40	Auto Zone	1870709551	wiper blades unit 66	06/20/2023	01.430.374 Equipment Repai	16.69	070623
40	Auto Zone	1870709551	oil filter unit 98	06/20/2023	01.454.378 Vehicle Repairs	4.79	070623
40	Auto Zone	1870709551	oil filter unit 28	06/20/2023	01.409.378 Vehicle Repairs	2.99	070623
40	Auto Zone	1870709551	wiper blades	06/20/2023	01.430.374 Equipment Repai	18.69	070623
40	Auto Zone	1870711372	trailer side connector	06/23/2023	01.430.374 Equipment Repai	8.41	070623
40	Auto Zone	1870712967	oil filters and oil unit 89	06/26/2023	08.429.374 Equipment Repai	37.81	070623
40	Auto Zone	1870712967	tire tubless	06/26/2023	01.430.241 Operating Suppli	7.90	070623
40	Auto Zone	1870713484	oil unit 13	06/27/2023	01.409.378 Vehicle Repairs	20.78	070623
Total Auto Zone:						939.76	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Bell Hardware and Supply Inc							
45	Bell Hardware and Supply Inc	30970/1	chain coil uni t48	06/14/2023	01.426.372 Repairs & Mainte	2.99	070623
Total Bell Hardware and Supply Inc:						2.99	
Bergey's Inc							
48	Bergey's Inc	T1413307R	tubeless valves unit 49	06/28/2023	01.430.374 Equipment Repai	19.80	070623
48	Bergey's Inc	T1412992R	tire unit 45	06/14/2023	01.430.374 Equipment Repai	119.62	070623
48	Bergey's Inc	T1413003R	tire unit 80	06/14/2023	01.430.374 Equipment Repai	123.21	070623
Total Bergey's Inc:						262.63	
Berks County Intermediate Unit							
1668	Berks County Intermediate Unit	2300002934	RE Tax Tracking, Processing	06/09/2023	01.403.450 Contracted Servi	947.50	070623
1668	Berks County Intermediate Unit	2300002934	RE Tax Tracking, Processing	06/09/2023	30.403.450 Contracted Servi	947.50	070623
Total Berks County Intermediate Unit:						1,895.00	
Bethlehem Pre-Cast Inc							
1484	Bethlehem Pre-Cast Inc	637733	Camp O light base	06/08/2023	01.409.372 Repairs & Mainte	895.00	070623
Total Bethlehem Pre-Cast Inc:						895.00	
Broth Entertainment LLC							
2079	Broth Entertainment LLC	2023-807	Band for concert at HLR Bandshel	06/14/2023	01.453.310 Entertainment Se	1,800.00	070623
Total Broth Entertainment LLC:						1,800.00	
Capital Blue Cross							
70	Capital Blue Cross	231660016159	Health Insurance July	06/15/2023	01.487.196 Health Insurance	52,772.14	070623
Total Capital Blue Cross:						52,772.14	
Central PA Teamsters Health & Welfare Fu							
1494	Central PA Teamsters Health & W	2023-828	Public Works Health Insurance Au	06/28/2023	01.487.196 Health Insurance	44,176.08	070623
Total Central PA Teamsters Health & Welfare Fu:						44,176.08	
Charles W Makemson III							
635	Charles W Makemson III	05092023	Instructor Karate 5/2/23-6/20/23	05/09/2023	01.451.310 Prof. Svs/Intructo	270.00	070623
Total Charles W Makemson III:						270.00	
CMR Construction INC							
2080	CMR Construction INC	2023-835	Community Center Stormwater Ba	06/19/2023	30.493.635 Comm Center Im	34,924.50	070623
Total CMR Construction INC:						34,924.50	
Community Center Reimbursements							
1724	Community Center Reimburseme	2023-789	Refund Sec Deposit Camp Olump	06/05/2023	01.250000 Security Reserve	300.00	070623
1724	Community Center Reimburseme	2023-790	refund security deposit for Wesc R	06/12/2023	01.250000 Security Reserve	300.00	070623
Total Community Center Reimbursements:						600.00	
Dallas Data Systems							
108	Dallas Data Systems	26512	Utility Billing & Customer Service	06/15/2023	01.427.450 Contracted Servi	2,100.00	070623
108	Dallas Data Systems	26512	Utility Billing & Customer Service	06/15/2023	08.405.450 Contracted Servi	2,100.00	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total Dallas Data Systems:						4,200.00	
Direct Energy Business							
1252	Direct Energy Business	HS33672791	Brandywine Fire	06/08/2023	01.411.510 Brandywine Fire	9.52	070623
1252	Direct Energy Business	HS33679923	Hills @ Lockridge	06/13/2023	01.409.230 Heating Fuel	11.63	070623
1252	Direct Energy Business	HS33679924	Annex Garage	06/13/2023	01.409.230 Heating Fuel	78.43	070623
1252	Direct Energy Business	HS33693770	Community Center	06/21/2023	01.409.230 Heating Fuel	1,079.15	070623
Total Direct Energy Business:						1,178.73	
Dual Temp Company Inc							
547	Dual Temp Company Inc	4948	community center boiler	02/09/2023	01.451.372 Repairs & Mainte	1,447.64	070623
Total Dual Temp Company Inc:						1,447.64	
ELM							
863	ELM	2023-4	compost equipment usage May 2	06/13/2023	01.426.384 ELM Recycling E	13,260.41	070623
863	ELM	2023-788	April 2023 Credit	06/13/2023	01.426.384 ELM Recycling E	284.87-	070623
Total ELM:						12,975.54	
Emmaus Aquatic Club							
1776	Emmaus Aquatic Club	1211	May 2023 Installment	05/01/2023	01.452.450 Contracted Servi	24,326.00	072023
1776	Emmaus Aquatic Club	1212	pool chemicals	05/01/2023	01.452.450 Contracted Servi	968.51	072023
1776	Emmaus Aquatic Club	1218	June 2023 Installment	06/01/2023	01.452.450 Contracted Servi	24,326.00	070623
1776	Emmaus Aquatic Club	1218	pool chemicals	06/01/2023	01.452.450 Contracted Servi	656.32	070623
1776	Emmaus Aquatic Club	1221	swim lessons 6/12-6/15	06/16/2023	01.452.450 Contracted Servi	520.00	070623
1776	Emmaus Aquatic Club	1224	swim lessons 6/19/23-6/23/23	06/27/2023	01.452.450 Contracted Servi	1,040.00	070623
Total Emmaus Aquatic Club:						51,836.83	
Escrow							
1671	Escrow	2023-660	Refund of Fire Insurance Escrow	06/12/2023	01.250300 Insurance Escrow	97,812.75	070623
Total Escrow:						97,812.75	
Express Business Center							
154	Express Business Center	36710	door hangers	06/27/2023	01.413.210 Office Supplies	295.00	070623
Total Express Business Center:						295.00	
Fastenal Company							
159	Fastenal Company	PAAL1160136	parts shop	06/05/2023	01.430.241 Operating Suppli	422.52	070623
Total Fastenal Company:						422.52	
Foliage Farm							
168	Foliage Farm	2023-787	Trotter Memorial Tree	06/14/2023	01.454.371 Township Tree M	250.00	070623
Total Foliage Farm:						250.00	
Fulton Bank Visa							
172	Fulton Bank Visa	03805-196447	pro subscription	06/03/2023	01.451.420 Dues, Subscriptio	119.99	070623
172	Fulton Bank Visa	049302001-00	Wan Internet phone	05/01/2023	01.406.321 Phone & Data	2,034.83	070623
172	Fulton Bank Visa	049303401-00	Community Center POTS	05/01/2023	01.406.321 Phone & Data	213.77	070623
172	Fulton Bank Visa	049303501-00	PW Annex POTS	05/01/2023	01.406.321 Phone & Data	48.58	070623
172	Fulton Bank Visa	049724001-00	Internet Hamilton	05/05/2023	01.433.321 Phone & Data	346.27	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
172	Fulton Bank Visa	064186502-00	Internet wescosville	04/28/2023	01.406.321 Phone & Data	65.07	070623
172	Fulton Bank Visa	071787501-00	Interney Lockridge	05/01/2023	01.406.321 Phone & Data	70.37	070623
172	Fulton Bank Visa	072546601-00	Emergency Management	05/01/2023	01.406.321 Phone & Data	116.60	070623
172	Fulton Bank Visa	072902701-00	Phone signal rt 100 & willow	04/28/2023	01.433.321 Phone & Data	35.62	070623
172	Fulton Bank Visa	10066481518	food pool snack bar	05/17/2023	01.452.229 Snack Bar - Food	423.92	070623
172	Fulton Bank Visa	10066658589	pool food	05/19/2023	01.452.229 Snack Bar - Food	1,335.32	070623
172	Fulton Bank Visa	10077773451	pool snack bar	05/19/2023	01.452.229 Snack Bar - Food	667.93	070623
172	Fulton Bank Visa	111-1550593-3	instant cold pack	05/22/2023	01.452.249 General Expense	78.80	070623
172	Fulton Bank Visa	111-2031564-5	office supplies	05/31/2023	01.405.210 Office Supplies	11.99	070623
172	Fulton Bank Visa	111-4062451-9	ink	06/09/2023	01.451.241 Operating Suppli	118.67	070623
172	Fulton Bank Visa	111-4358050-7	ink cartridges	05/12/2023	01.451.241 Operating Suppli	168.56	070623
172	Fulton Bank Visa	111-4750910-8	supplies	05/17/2023	01.451.241 Operating Suppli	60.97	070623
172	Fulton Bank Visa	111-5715326-5	community center computer docki	05/24/2023	01.451.241 Operating Suppli	189.99	070623
172	Fulton Bank Visa	111-5715326-5	pool snack bar step stool	05/26/2023	01.452.249 General Expense	63.04	070623
172	Fulton Bank Visa	111-6633741-6	medical supplies	05/22/2023	01.452.249 General Expense	93.58	070623
172	Fulton Bank Visa	111-6634429-7	business card holders	06/09/2023	01.451.241 Operating Suppli	5.98	070623
172	Fulton Bank Visa	111-8679624-4	scotch pro therman laminator	05/17/2023	01.451.241 Operating Suppli	52.99	070623
172	Fulton Bank Visa	111-8696799-1	amazon printer ribbon	05/30/2023	01.451.241 Operating Suppli	100.00	070623
172	Fulton Bank Visa	111-9151991-1	office supplies	05/31/2023	01.405.210 Office Supplies	22.50	070623
172	Fulton Bank Visa	111-9425636-9	office supplies	06/01/2023	01.405.210 Office Supplies	13.69	070623
172	Fulton Bank Visa	111-9600271-9	snack bar register paper	05/19/2023	01.452.249 General Expense	67.29	070623
172	Fulton Bank Visa	111-96610190-	hdmi cords	06/12/2023	01.451.241 Operating Suppli	15.29	070623
172	Fulton Bank Visa	111-9917087-3	handheld vacuum	06/09/2023	01.451.241 Operating Suppli	35.99	070623
172	Fulton Bank Visa	112-7617037-7	office supplies	05/17/2023	01.405.210 Office Supplies	21.59	070623
172	Fulton Bank Visa	112-8177264-8	office supplies	05/17/2023	01.405.210 Office Supplies	29.02	070623
172	Fulton Bank Visa	113-0236471-8	office supplies	05/19/2023	01.405.210 Office Supplies	11.99	070623
172	Fulton Bank Visa	113-0628719-4	office supplies	06/07/2023	01.405.210 Office Supplies	84.99	070623
172	Fulton Bank Visa	113-1670084-9	valvue pressure washer pump	05/26/2023	01.409.260 Small Tools & Mi	140.00	070623
172	Fulton Bank Visa	113-3958814-6	wire connectors	05/22/2023	01.409.372 Repairs & Mainte	18.98	070623
172	Fulton Bank Visa	113-4230964-5	pool lift battery	05/17/2023	01.452.372 Repairs & Mainte	321.83	070623
172	Fulton Bank Visa	113-4268048-3	office supplies	06/02/2023	01.413.260 Small Tools & Mi	14.69	070623
172	Fulton Bank Visa	113-5265265-8	office supplies	05/19/2023	01.413.260 Small Tools & Mi	14.69	070623
172	Fulton Bank Visa	113-6835526-9	pool lift battery	05/17/2023	01.452.372 Repairs & Mainte	299.99	070623
172	Fulton Bank Visa	113-8212906-7	pressure washer parts	05/26/2023	01.409.260 Small Tools & Mi	14.99	070623
172	Fulton Bank Visa	113-9724549-2	filters library	05/22/2023	01.409.372 Repairs & Mainte	196.08	070623
172	Fulton Bank Visa	114-1671304-0	utility cart for hot dogs	05/22/2023	01.452.249 General Expense	84.99	070623
172	Fulton Bank Visa	114-2418503-4	ink cartridges	05/23/2023	08.429.241 Operating Suppli	47.99	070623
172	Fulton Bank Visa	114-4565689-0	office supplies	06/07/2023	01.405.210 Office Supplies	94.99	070623
172	Fulton Bank Visa	114-5384079-0	kitchen scissors pool snack bar	05/25/2023	01.452.229 Snack Bar - Food	14.48	070623
172	Fulton Bank Visa	114-5903674-1	ice machine snack bar	05/30/2023	01.452.249 General Expense	389.80	070623
172	Fulton Bank Visa	114-7803744-0	isolater maint unit 306	05/23/2023	01.426.372 Repairs & Mainte	15.99	070623
172	Fulton Bank Visa	114-7849825-6	salt shakers snackbar	05/19/2002	01.452.229 Snack Bar - Food	15.20	070623
172	Fulton Bank Visa	114-8275758-0	office supplies	06/07/2023	01.405.210 Office Supplies	102.98	070623
172	Fulton Bank Visa	114-9365083-1	eye wash fluid	05/31/2023	01.430.241 Operating Suppli	68.99	070623
172	Fulton Bank Visa	114-9625846-5	office supplies	06/02/2023	01.405.210 Office Supplies	6.99	070623
172	Fulton Bank Visa	1164525	spring shredding event	05/06/2023	01.427.367 Solid Waste Colle	1,800.00	070623
172	Fulton Bank Visa	125434147-1	toll class unit 60	05/12/2023	01.409.241 Operating Suppli	7.60	070623
172	Fulton Bank Visa	1903974791	playground staff shirts	05/15/2023	01.453.249 General Expense	711.00	070623
172	Fulton Bank Visa	2023-808	NG Wescosville Rec Center	04/25/2023	01.409.230 Heating Fuel	150.80	070623
172	Fulton Bank Visa	2023-809	NG Annex Garage	04/25/2023	01.409.230 Heating Fuel	280.76	070623
172	Fulton Bank Visa	2023-810	NG Hills @ Lockridge	04/25/2023	01.409.230 Heating Fuel	60.76	070623
172	Fulton Bank Visa	2023-811	NG Fire Station	04/24/2023	01.411.510 Brandywine Fire	118.70	070623
172	Fulton Bank Visa	2023-813	NG Com Center	05/05/2023	01.451.362 Gas	729.07	070623
172	Fulton Bank Visa	2023-814	cell tower phone	05/01/2023	01.433.321 Phone & Data	36.64	070623
172	Fulton Bank Visa	2023-815	snack bar criminal	05/15/2023	01.452.249 General Expense	154.00	070623
172	Fulton Bank Visa	2023-815	parks pw criminal	05/15/2023	01.454.249 General Expense	132.00	070623
172	Fulton Bank Visa	2023-815	mb criminal checks	05/15/2023	01.406.249 General Expense	44.00	070623
172	Fulton Bank Visa	2023-815	playground criminal	05/15/2023	01.453.249 General Expense	66.00	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
172	Fulton Bank Visa	2023-816	MB FBI	05/15/2023	01.406.249 General Expense	52.50	070623
172	Fulton Bank Visa	2023-816	PW & YW FBI	05/15/2023	01.454.249 General Expense	105.00	070623
172	Fulton Bank Visa	2023-816	Playground FBI	05/15/2023	01.453.249 General Expense	52.50	070623
172	Fulton Bank Visa	2023-816	Snack Bar FBI	05/15/2023	01.452.249 General Expense	26.25	070623
172	Fulton Bank Visa	2023-817	credit for increase without notificat	05/24/2023	01.413.191 Uniform & Safety	10.00-	070623
172	Fulton Bank Visa	2023-818	early payment discount	06/28/2023	01.402.390 Bank Service Ch	35.75-	070623
172	Fulton Bank Visa	2023-819	credit for invoice increase with no	05/02/2023	01.430.191 Uniform & Safety	37.66-	070623
172	Fulton Bank Visa	2023-820	credit raised rates no explanation	05/16/2023	01.409.191 Uniform & Safety	38.33-	070623
172	Fulton Bank Visa	2023-821	credit for rate increase no explanat	05/16/2023	01.454.191 Uniform & Safety	35.19-	070623
172	Fulton Bank Visa	2023-822	hot dog buns	05/25/2023	01.452.229 Snack Bar - Food	29.59	070623
172	Fulton Bank Visa	2023-823	early payment discount	06/28/2023	01.402.390 Bank Service Ch	14.20-	070623
172	Fulton Bank Visa	2023-824	sams club membership	06/26/2023	01.451.420 Dues, Subscriptio	110.00	070623
172	Fulton Bank Visa	2023-830	merch return cards	06/28/2023	01.405.210 Office Supplies	10.49-	070623
172	Fulton Bank Visa	209061	carpet tiles	06/01/2023	01.409.372 Repairs & Mainte	750.00	070623
172	Fulton Bank Visa	2654000	fire station billing	05/15/2023	01.411.510 Brandywine Fire	164.51	070623
172	Fulton Bank Visa	315755254-00	hp copy paper	06/05/2023	01.451.241 Operating Suppli	274.45	070623
172	Fulton Bank Visa	4152401670	mats, mops mun bld	05/02/2023	01.409.372 Repairs & Mainte	2.69	070623
172	Fulton Bank Visa	4152401670	uniforms permits	05/02/2023	01.413.191 Uniform & Safety	47.47	070623
172	Fulton Bank Visa	4154202369	mats. mops towels annex	05/02/2023	01.409.372 Repairs & Mainte	70.38	070623
172	Fulton Bank Visa	4154202369	uniforms facilities	05/02/2023	01.409.191 Uniform & Safety	70.03	070623
172	Fulton Bank Visa	4154202369	uniforms roads	05/02/2023	01.430.191 Uniform & Safety	150.99	070623
172	Fulton Bank Visa	4154202369	uniforms PW admin	05/02/2023	01.440.191 Uniform & Safety	12.08	070623
172	Fulton Bank Visa	4154202369	uniforms parks	05/02/2023	01.454.191 Uniform & Safety	91.44	070623
172	Fulton Bank Visa	4154202369	uniforms sewers	05/02/2023	08.429.191 Uniform & Safety	69.34	070623
172	Fulton Bank Visa	4154968436	mats, mops MUB	05/09/2023	01.409.372 Repairs & Mainte	2.69	070623
172	Fulton Bank Visa	4154968436	uniforms permits dept	05/09/2023	01.413.191 Uniform & Safety	47.47	070623
172	Fulton Bank Visa	4154968980	mats, mops towels annex	05/09/2023	01.409.372 Repairs & Mainte	25.26	070623
172	Fulton Bank Visa	4154968980	uniforms facilities	05/09/2023	01.409.191 Uniform & Safety	70.22	070623
172	Fulton Bank Visa	4154968980	uniforms roads	05/09/2023	01.430.191 Uniform & Safety	154.92	070623
172	Fulton Bank Visa	4154968980	uniforms pw admin	05/09/2023	01.440.191 Uniform & Safety	12.08	070623
172	Fulton Bank Visa	4154968980	uniforms parks	05/09/2023	01.454.191 Uniform & Safety	91.63	070623
172	Fulton Bank Visa	4154968980	uniforms sewers	05/09/2023	08.429.191 Uniform & Safety	69.52	070623
172	Fulton Bank Visa	4155621932	mats, mops towels MUB	05/16/2023	01.409.372 Repairs & Mainte	2.69	070623
172	Fulton Bank Visa	4155621932	uniforms permits	05/16/2023	01.413.191 Uniform & Safety	47.47	070623
172	Fulton Bank Visa	4155622634	mats, mops towels annex	05/16/2023	01.409.372 Repairs & Mainte	25.26	070623
172	Fulton Bank Visa	4155622634	uniforms facilities	05/16/2023	01.409.191 Uniform & Safety	69.80	070623
172	Fulton Bank Visa	4155622634	uniforms roads	05/16/2023	01.430.191 Uniform & Safety	154.86	070623
172	Fulton Bank Visa	4155622634	uniforms pw admin	05/16/2023	01.440.191 Uniform & Safety	12.08	070623
172	Fulton Bank Visa	4155622634	uniforms parks	05/16/2023	01.454.191 Uniform & Safety	91.57	070623
172	Fulton Bank Visa	4155622634	uniforms sewers	05/16/2023	08.429.191 Uniform & Safety	69.46	070623
172	Fulton Bank Visa	4156347042	mats, mops mun bld	05/23/2023	01.409.372 Repairs & Mainte	2.69	070623
172	Fulton Bank Visa	4156347042	uniforms permits	05/23/2023	01.413.191 Uniform & Safety	47.47	070623
172	Fulton Bank Visa	4156347454	mats, mops, towels annex	05/23/2023	01.409.372 Repairs & Mainte	25.26	070623
172	Fulton Bank Visa	4156347454	uniforms facilities	05/23/2023	01.409.191 Uniform & Safety	69.80	070623
172	Fulton Bank Visa	4156347454	uniforms roads	05/23/2023	01.430.191 Uniform & Safety	154.86	070623
172	Fulton Bank Visa	4156347454	uniforms parks	05/23/2023	01.454.191 Uniform & Safety	91.57	070623
172	Fulton Bank Visa	4156347454	uniforms sewers	05/23/2023	08.429.191 Uniform & Safety	43.84	070623
172	Fulton Bank Visa	4156347454	uniforms pw admn	05/23/2023	01.440.191 Uniform & Safety	12.44	070623
172	Fulton Bank Visa	5159070204	CC 1st aid supplies	05/18/2023	01.451.241 Operating Suppli	32.10	070623
172	Fulton Bank Visa	5159648962	1st aid supplies Guard shack	05/23/2023	01.452.249 General Expense	173.50	070623
172	Fulton Bank Visa	519070273	MUB Medical cabinet	05/18/2023	01.409.241 Operating Suppli	28.45	070623
172	Fulton Bank Visa	519070292	annex medical supplies	05/18/2023	01.409.241 Operating Suppli	36.26	070623
172	Fulton Bank Visa	614000004017	GPS Trackign April 2023	05/01/2002	01.440.324 Wireless Equipm	706.90	070623
172	Fulton Bank Visa	6247-1	capping for wild cherry	05/19/2023	01.409.372 Repairs & Mainte	339.90	070623
172	Fulton Bank Visa	6308	aluminum	06/07/2023	01.409.372 Repairs & Mainte	254.92	070623
172	Fulton Bank Visa	6308	aluminum	06/07/2023	01.409.372 Repairs & Mainte	254.93	070623
172	Fulton Bank Visa	6733	tank brandywine fire	05/25/2023	01.411.510 Brandywine Fire	127.39	070623
172	Fulton Bank Visa	704946-00	small tools	06/05/2023	01.430.260 Small Tools & Mi	231.00	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
172	Fulton Bank Visa	9933311391	Twp Management	04/23/2023	01.406.321 Phone & Data	84.32	070623
172	Fulton Bank Visa	9933311391	Permit Dept	04/23/2023	01.413.324 Mobile Phones	210.80	070623
172	Fulton Bank Visa	9933311391	Emergency Managment	04/23/2023	01.415.324 Wireless Equipm	40.01	070623
172	Fulton Bank Visa	9933311391	Recreation Director	04/23/2023	01.451.324 Mobile Phones	42.16	070623
172	Fulton Bank Visa	9933311391	Public Works	04/23/2023	01.440.324 Wireless Equipm	251.98	070623
172	Fulton Bank Visa	9935686386	Twp mgt	05/23/2023	01.406.324 Mobile Phones	84.18	070623
172	Fulton Bank Visa	9935686386	Permit Dept	05/23/2023	01.413.324 Mobile Phones	210.45	070623
172	Fulton Bank Visa	9935686386	Emergency Management	05/23/2023	01.415.324 Wireless Equipm	40.01	070623
172	Fulton Bank Visa	9935686386	Pool phone	05/23/2023	01.452.249 General Expense	67.40	070623
172	Fulton Bank Visa	9935686386	recreation director	05/23/2023	01.451.324 Mobile Phones	42.09	070623
172	Fulton Bank Visa	9935686386	public works	05/23/2023	01.440.324 Wireless Equipm	252.54	070623
Total Fulton Bank Visa:						19,683.97	
Gatti Morrison Construction Service Inc.							
1195	Gatti Morrison Construction Servic	516796	lumber crayon chalk	06/05/2023	01.430.241 Operating Suppli	106.50	070623
Total Gatti Morrison Construction Service Inc.:						106.50	
Greg's Auto & Tire Service							
191	Greg's Auto & Tire Service	82523	gator tires	06/09/2023	01.454.253 Machinery & Equi	276.00	070623
Total Greg's Auto & Tire Service:						276.00	
Grim's Trailers LLC							
194	Grim's Trailers LLC	16265	parts unit 48	06/19/2023	01.426.372 Repairs & Mainte	53.55	070623
194	Grim's Trailers LLC	16500	parts unit 49	06/25/2023	01.430.374 Equipment Repai	83.61	070623
Total Grim's Trailers LLC:						137.16	
GT&E LLC							
2042	GT&E LLC	PSO481303-1	bolts washer dura etc unit 56	06/09/2023	01.430.374 Equipment Repai	381.08	070623
2042	GT&E LLC	PSO484513-1	oil filter and clamp unit 303	06/12/2023	01.426.372 Repairs & Mainte	114.28	070623
2042	GT&E LLC	PSO484952-1	latch unit 303	06/15/2023	01.426.372 Repairs & Mainte	80.89	070623
2042	GT&E LLC	PSO485883-1	wiring harness and solenoid unit 3	06/20/2023	01.426.372 Repairs & Mainte	328.50	070623
2042	GT&E LLC	PSO486788-1	louwer unit 311	06/23/2023	01.426.372 Repairs & Mainte	102.52	070623
Total GT&E LLC:						1,007.27	
H A DeHart & Son							
198	H A DeHart & Son	M101002300	sewer camera and tractor	06/07/2023	08.493.680 Major Equipment/	36,961.91	070623
Total H A DeHart & Son:						36,961.91	
Harthcock Horticultural Services							
323	Harthcock Horticultural Services	2023-75	street tree pruning	06/09/2023	01.430.371 Street Tree Maint	3,439.00	070623
323	Harthcock Horticultural Services	2023-76	street tree pruning - Winding Broo	06/22/2023	01.430.371 Street Tree Maint	4,141.00	070623
Total Harthcock Horticultural Services:						7,580.00	
Home Depot Credit Services							
217	Home Depot Credit Services	2023-792	line/curb painting	06/13/2023	01.438.455 Line Striping	452.44	070623
217	Home Depot Credit Services	2023-793	blade set, battery starter kit	06/12/2023	01.454.260 Small Tools & Mi	242.94	070623
217	Home Depot Credit Services	2023-794	Early payment discount	06/22/2023	01.402.390 Bank Service Ch	13.91-	070623
Total Home Depot Credit Services:						681.47	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Industrial Chemical Labs & Services Inc							
225	Industrial Chemical Labs & Servic	376122	sewer cleaner	06/16/2023	08.429.241 Operating Suppli	659.14	070623
Total Industrial Chemical Labs & Services Inc:						659.14	
Infradapt LLC							
1729	Infradapt LLC	34267124	General IT Support	06/15/2023	01.407.450 Contracted Servi	1,644.84	070623
Total Infradapt LLC:						1,644.84	
Interstate Battery of Allentown							
2031	Interstate Battery of Allentown	80107373	battery unit 319	06/27/2023	01.413.378 Vehicle Repairs	147.95	070623
Total Interstate Battery of Allentown:						147.95	
Jack & Jill DSD							
1971	Jack & Jill DSD	3714713	Ice cream snack bar	06/28/2023	01.452.229 Snack Bar - Food	907.67	070623
Total Jack & Jill DSD:						907.67	
Jack Devine Floor Co.							
1395	Jack Devine Floor Co.	2023-806	Gym Floor Refinishing and Paintin	06/15/2023	01.451.372 Repairs & Mainte	4,850.00	070623
Total Jack Devine Floor Co.:						4,850.00	
Joao & Bradley Construction Company							
246	Joao & Bradley Construction Com	6122023	MUB water line install	06/12/2023	30.493.646 PW Annex Capita	137,860.00	070623
Total Joao & Bradley Construction Company:						137,860.00	
John Deere Financial							
158	John Deere Financial	P61088	cupling knob unit 79	05/24/2023	01.430.374 Equipment Repai	39.03	070623
158	John Deere Financial	P61307	JD 997 repair	05/26/2023	01.454.253 Machinery & Equi	62.29	070623
158	John Deere Financial	P62262	filter element unit 97	06/08/2023	01.430.374 Equipment Repai	51.09	070623
Total John Deere Financial:						152.41	
Keycodes Inspection Agency							
268	Keycodes Inspection Agency	6380	Residential Inspections	06/01/2023	01.413.471 Alt Residential In	4,080.00	070623
268	Keycodes Inspection Agency	6381	Commercial Plan Reviews	06/01/2023	01.413.474 Alt Commercial P	1,920.00	070623
268	Keycodes Inspection Agency	6382	Commercial Inpections	06/01/2023	01.413.473 Alt Commercial In	15,595.31	070623
268	Keycodes Inspection Agency	6405	commercial plan reviews	06/19/2023	01.413.474 Alt Commercial P	1,305.00	070623
268	Keycodes Inspection Agency	6406	commercial inspections	06/19/2023	01.413.473 Alt Commercial In	3,028.84	070623
268	Keycodes Inspection Agency	6407	residential inspections	06/19/2023	01.413.471 Alt Residential In	4,755.00	070623
Total Keycodes Inspection Agency:						30,684.15	
Keystone Fire Protection Company							
2081	Keystone Fire Protection Compan	349417	service wall panels in new meetin	06/13/2023	01.451.372 Repairs & Mainte	592.00	070623
Total Keystone Fire Protection Company:						592.00	
Lehigh County Authority							
283	Lehigh County Authority	8558	Final 2022 and 1st Qtr 2023 sewe	06/06/2023	08.429.364 Sewer Treatment	34,760.62	070623
Total Lehigh County Authority:						34,760.62	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Lora Walmer							
1712	Lora Walmer	2023-782	Return of overpayemnt of 5/10/23	06/15/2023	30.301.100 Real Estate Tax	7.50	070623
1712	Lora Walmer	2023-782	Return of overpayment of 5/10/23	06/15/2023	01.301.105 RE Tax - Library	3.75	070623
1712	Lora Walmer	2023-831	supplies/ contracted hires	05/25/2023	01.403.210 Tax Collection Off	1,113.93	070623
1712	Lora Walmer	2023-831	supplies/ contracted hires	05/25/2023	30.403.210 Tax Collection Off	1,113.94	070623
1712	Lora Walmer	2023-832	tax office supplies	06/28/2023	01.403.210 Tax Collection Off	207.16	070623
1712	Lora Walmer	2023-832	tax office supplies	06/28/2023	30.403.210 Tax Collection Off	207.17	070623
1712	Lora Walmer	2023-833	supplies/ contracted hires	06/28/2023	01.403.210 Tax Collection Off	997.93	070623
1712	Lora Walmer	2023-833	supplies/ contracted hires	06/28/2023	30.403.210 Tax Collection Off	997.94	070623
Total Lora Walmer:						<u>4,649.32</u>	
Lowe and Moyer Garage Inc							
303	Lowe and Moyer Garage Inc	358784	hubcover kit unit 81	06/21/2023	01.430.374 Equipment Repai	198.86	070623
303	Lowe and Moyer Garage Inc	370990	filter unit 310	06/12/2023	01.426.372 Repairs & Mainte	17.38	070623
303	Lowe and Moyer Garage Inc	371565	oil unit 13	06/27/2023	01.409.378 Vehicle Repairs	92.59	070623
Total Lowe and Moyer Garage Inc:						<u>308.83</u>	
Lower Macungie Fire Dept							
304	Lower Macungie Fire Dept	2023-786	false fire alarm	06/19/2023	01.411.511 LMT False Alarm	300.00	070623
Total Lower Macungie Fire Dept:						<u>300.00</u>	
Lower Macungie Library							
306	Lower Macungie Library	2023-783	Library Tax Revenue 2023	06/20/2023	01.456.500 Library Subsidy	450,000.00	070623
Total Lower Macungie Library:						<u>450,000.00</u>	
Mailbox							
1836	Mailbox	2023-791	mail damage reimbursement - 10	06/19/2023	01.432.255 Damage Repair	75.00	070623
Total Mailbox:						<u>75.00</u>	
Master Supply Line, LLC.							
326	Master Supply Line, LLC.	8-172061	office supplies	06/16/2023	01.409.241 Operating Suppli	62.45	070623
Total Master Supply Line, LLC.:						<u>62.45</u>	
Matco Tools Corporation							
1479	Matco Tools Corporation	40631733	air hammer	05/30/2023	01.430.260 Small Tools & Mi	183.82	070623
Total Matco Tools Corporation:						<u>183.82</u>	
Morning Call							
340	Morning Call	073716389000	RFP PW Roof replacement	05/01/2023	01.405.341 Advertising	678.24	070623
Total Morning Call:						<u>678.24</u>	
NAPA- Schantz Rd							
1841	NAPA- Schantz Rd	1744-960784	ful filters unit 310	06/12/2023	01.426.372 Repairs & Mainte	670.03	070623
Total NAPA- Schantz Rd:						<u>670.03</u>	
National Footwear							
346	National Footwear	373892	seasonal safety boots Colin Byrne	06/27/2023	01.430.191 Uniform & Safety	135.00	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total National Footwear:						135.00	
ORE INC							
1393	ORE INC	476074-2	chipper rental campus tennis cour	06/27/2023	01.409.372 Repairs & Mainte	645.00	070623
Total ORE INC:						645.00	
PA Department of Human Services							
736	PA Department of Human Service	2023-829	Child Abuse Clearance 4 Playgrou	06/28/2023	01.453.249 General Expense	52.00	070623
736	PA Department of Human Service	2023-829	Child Abuse Clearance MB	06/28/2023	01.406.249 General Expense	13.00	070623
736	PA Department of Human Service	2023-829	Child Abuse Clearance yard wast	06/28/2023	01.430.249 General Expense	13.00	070623
736	PA Department of Human Service	2023-829	Child Abuse Clearance snack bar	06/28/2023	01.452.249 General Expense	13.00	070623
Total PA Department of Human Services:						91.00	
PPL Inc							
398	PPL Inc	2023-588	94977-01004	05/06/2023	01.454.361 Electricity	84.97	070623
398	PPL Inc	2023-589	90342-11007	05/06/2023	01.433.361 Electricity	34.75	070623
398	PPL Inc	2023-590	25457-25506	05/06/2023	01.433.361 Electricity	34.21	070623
398	PPL Inc	2023-591	96210-12001	05/06/2023	01.454.361 Electricity	85.10	070623
398	PPL Inc	2023-592	99156-69009	05/03/2023	01.434.361 Electricity	1,743.34	070623
398	PPL Inc	2023-593	73000-43008	05/03/2023	01.434.361 Electricity	26.01	070623
398	PPL Inc	2023-594	53219-19005	05/03/2023	01.433.361 Electricity	55.39	070623
398	PPL Inc	2023-595	31084-45006	05/03/2023	01.451.361 Electricity	3,742.73	070623
398	PPL Inc	2023-596	73400-43000	05/03/2023	01.434.361 Electricity	19,681.25	070623
398	PPL Inc	2023-597	95610-12001	05/06/2023	01.433.361 Electricity	43.62	070623
398	PPL Inc	2023-598	99256-23015	05/03/2023	01.433.361 Electricity	41.85	070623
398	PPL Inc	2023-599	73200-43004	05/03/2023	01.434.361 Electricity	728.94	070623
398	PPL Inc	2023-600	55339-55015	05/03/2023	01.433.361 Electricity	31.29	070623
398	PPL Inc	2023-601	37800-39002	05/03/2023	01.409.361 Electricity	797.06	070623
398	PPL Inc	2023-602	17200-40005	05/03/2023	01.433.361 Electricity	24.92	070623
398	PPL Inc	2023-603	99022-01002	05/06/2023	01.433.361 Electricity	34.39	070623
398	PPL Inc	2023-604	98281-42006	05/08/2023	01.433.361 Electricity	51.31	070623
398	PPL Inc	2023-605	69677-86005	05/08/2023	01.433.361 Electricity	33.40	070623
398	PPL Inc	2023-606	24159-79003	05/08/2023	01.433.361 Electricity	53.61	070623
398	PPL Inc	2023-607	02411-55000	05/08/2023	01.433.361 Electricity	34.92	070623
398	PPL Inc	2023-608	09420-03009	05/08/2023	01.454.361 Electricity	31.53	070623
398	PPL Inc	2023-609	58554-04013	05/08/2023	01.433.361 Electricity	38.09	070623
398	PPL Inc	2023-610	02272-31003	05/08/2023	01.433.361 Electricity	48.88	070623
398	PPL Inc	2023-611	53630-07000	05/08/2023	01.433.361 Electricity	25.22	070623
398	PPL Inc	2023-612	43773-83003	05/08/2023	01.411.510 Brandywine Fire	310.33	070623
398	PPL Inc	2023-613	29837-21377	05/09/2023	01.454.361 Electricity	76.40	070623
398	PPL Inc	2023-614	22030-06000	05/09/2023	01.454.361 Electricity	79.33	070623
398	PPL Inc	2023-615	02830-06002	05/09/2023	01.433.361 Electricity	38.02	070623
398	PPL Inc	2023-616	35230-07000	05/09/2023	01.409.361 Electricity	66.63	070623
398	PPL Inc	2023-617	35030-07004	05/09/2023	01.454.361 Electricity	126.14	070623
398	PPL Inc	2023-618	96509-34007	05/09/2023	01.433.361 Electricity	52.59	070623
398	PPL Inc	2023-619	67200-35009	05/09/2023	01.409.361 Electricity	958.38	070623
398	PPL Inc	2023-620	59030-07004	05/09/2023	01.433.361 Electricity	25.10	070623
398	PPL Inc	2023-621	29047-27575	05/09/2023	01.433.361 Electricity	34.55	070623
398	PPL Inc	2023-622	20030-07003	05/09/2023	01.433.361 Electricity	40.45	070623
398	PPL Inc	2023-623	98912-11009	05/09/2023	01.454.361 Electricity	208.12	070623
398	PPL Inc	2023-624	93474-36005	05/09/2023	01.433.361 Electricity	39.41	070623
398	PPL Inc	2023-625	87072-29014	05/09/2023	01.433.361 Electricity	56.46	070623
398	PPL Inc	2023-626	86228-55009	05/09/2023	01.433.361 Electricity	33.58	070623
398	PPL Inc	2023-627	73138-20019	05/09/2023	01.433.361 Electricity	32.57	070623
398	PPL Inc	2023-628	93977-28003	05/09/2023	01.409.361 Electricity	33.28	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
398	PPL Inc	2023-629	07240-01003	05/10/2023	01.433.361 Electricity	24.91	070623
398	PPL Inc	2023-630	99312-12000	05/10/2023	01.433.361 Electricity	63.95	070623
398	PPL Inc	2023-631	91670-06027	05/15/2023	01.409.361 Electricity	317.20	070623
398	PPL Inc	2023-632	93971-82007	05/15/2023	01.454.361 Electricity	25.27	070623
398	PPL Inc	2023-633	91070-06038	05/15/2023	01.454.361 Electricity	56.89	070623
398	PPL Inc	2023-634	38531-28009	05/15/2023	01.433.361 Electricity	31.58	070623
398	PPL Inc	2023-635	91270-06025	05/15/2023	01.454.361 Electricity	55.29	070623
398	PPL Inc	2023-661	88300-09024	05/17/2023	01.433.361 Electricity	36.82	072023
398	PPL Inc	2023-662	87900-09002	05/17/2023	01.433.361 Electricity	33.34	072023
398	PPL Inc	2023-663	75264-56009	05/17/2023	01.409.361 Electricity	45.85	072023
398	PPL Inc	2023-664	62880-08002	05/17/2023	01.433.361 Electricity	28.67	072023
398	PPL Inc	2023-665	12680-05000	05/17/2023	01.454.361 Electricity	30.54	072023
398	PPL Inc	2023-666	02676-00000	05/17/2023	01.433.361 Electricity	50.88	072023
398	PPL Inc	2023-667	01100-08001	05/17/2023	01.433.361 Electricity	34.92	072023
398	PPL Inc	2023-668	12880-05006	05/17/2023	01.454.361 Electricity	26.07	072023
398	PPL Inc	2023-669	19200-38009	05/17/2023	01.454.361 Electricity	27.36	072023
398	PPL Inc	2023-670	48547-21096	05/22/2023	01.433.361 Electricity	40.63	072023
398	PPL Inc	2023-671	84292-15018	05/21/2023	01.433.361 Electricity	71.82	072023
398	PPL Inc	2023-672	99471-89003	05/24/2023	01.433.361 Electricity	48.64	072023
398	PPL Inc	2023-673	91458-90016	05/24/2023	01.409.361 Electricity	111.10	072023
398	PPL Inc	2023-674	82771-35018	05/24/2023	01.409.361 Electricity	34.61	072023
398	PPL Inc	2023-675	62214-34588	05/24/2023	01.433.361 Electricity	32.50	072023
398	PPL Inc	2023-676	28340-16001	05/24/2023	01.433.361 Electricity	25.15	072023
398	PPL Inc	2023-677	23140-16005	05/24/2023	01.433.361 Electricity	25.15	072023
398	PPL Inc	2023-678	44857-26416	06/27/2023	01.433.361 Electricity	32.03	072023
398	PPL Inc	2023-679	24295-81002	06/27/2023	01.454.361 Electricity	378.83	072023
398	PPL Inc	2023-680	65953-88011	06/27/2023	01.433.361 Electricity	71.91	072023
398	PPL Inc	2023-805	95031-69005	05/31/2023	01.454.361 Electricity	38.36	072023
Total PPL Inc:						31,518.39	
Protect Alarms							
401	Protect Alarms	33873	MUB monitoring 7/15-10/14	07/01/2002	01.409.318 Alarm/Security S	486.00	070623
Total Protect Alarms:						486.00	
Quadient Leasing USA Inc							
1323	Quadient Leasing USA Inc	N9991916	Postage meter lease 3rd Qtr	06/17/2023	01.406.215 Postage	390.00	070623
Total Quadient Leasing USA Inc:						390.00	
Quigley Chevrolet							
404	Quigley Chevrolet	119622	sensr unit 58	06/20/2023	01.430.378 Vehicle Repairs	62.66	070623
404	Quigley Chevrolet	119634	knob unit 58	06/21/2023	01.430.378 Vehicle Repairs	21.57	070623
Total Quigley Chevrolet:						84.23	
R H Lorish Mower Shop							
407	R H Lorish Mower Shop	0000022839	gravely mower parts	06/07/2023	01.454.253 Machinery & Equi	121.05	070623
407	R H Lorish Mower Shop	0000022862	edger belts	06/08/2023	01.454.253 Machinery & Equi	29.84	070623
407	R H Lorish Mower Shop	0000022968	2 Belts	06/19/2023	01.454.253 Machinery & Equi	109.90	070623
407	R H Lorish Mower Shop	0000022986	Echo equipment parts	06/20/2023	01.454.253 Machinery & Equi	8.82	070623
407	R H Lorish Mower Shop	0000023006	string line trimmer repair	06/21/2023	01.454.253 Machinery & Equi	35.00	070623
Total R H Lorish Mower Shop:						304.61	
Reliable Signs & Striping Inc							
421	Reliable Signs & Striping Inc	4937	street sign charcoal drive	06/23/2023	01.433.245 Traffic & Street Si	288.00	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
Total Reliable Signs & Striping Inc:						288.00	
Rhoades Law LLC							
2085	Rhoades Law LLC	2023-837	Review of Township Pension Plan	06/30/2023	01.404.401 Solicitor	4,871.25	070623
Total Rhoades Law LLC:						4,871.25	
S & S Worldwide Inc							
436	S & S Worldwide Inc	IN101205498	Playground Supplies	06/02/2023	01.453.247 Playground Supp	87.06	070623
Total S & S Worldwide Inc:						87.06	
Signal Service Inc							
460	Signal Service Inc	049709	check singal operation rythm proc	06/15/2023	01.409.372 Repairs & Mainte	275.00	070623
Total Signal Service Inc:						275.00	
SiteOne Landscape Supply LLC							
617	SiteOne Landscape Supply LLC	130606976-00	supplies	06/06/2023	01.454.241 Operating Suppli	219.24	070623
Total SiteOne Landscape Supply LLC:						219.24	
South Whitehall Township							
465	South Whitehall Township	24048	sewer trasnfer fees May 2023	06/08/2023	08.429.364 Sewer Treatment	140.67	070623
Total South Whitehall Township:						140.67	
St. Luke's Hospital							
2059	St. Luke's Hospital	158845	Bleiler, Dellear, Frey physicals	06/08/2023	01.406.249 General Expense	366.00	070623
Total St. Luke's Hospital:						366.00	
Staples							
469	Staples	2023-834	Office Supplies	06/06/2023	01.405.210 Office Supplies	79.92	070623
Total Staples:						79.92	
Stauffer Insurance Group							
85	Stauffer Insurance Group	2023-825	auto # 3	06/02/2023	01.486.355 Auto Insurance	13,799.00	070623
85	Stauffer Insurance Group	2023-825	auto add Mack	06/02/2023	01.486.355 Auto Insurance	787.00	070623
85	Stauffer Insurance Group	2023-825	comm pkg	06/02/2023	01.486.351 Property Insuran	21,368.00	070623
85	Stauffer Insurance Group	2023-826	credit # 2 gravely 2003 272z	06/02/2023	01.486.351 Property Insuran	7.00-	070623
85	Stauffer Insurance Group	2023-826	credit # 2 GMC Sierra 2013	06/02/2023	01.486.355 Auto Insurance	172.00-	070623
85	Stauffer Insurance Group	2023-826	credit # 3 GMC Sierra	06/02/2023	01.486.355 Auto Insurance	184.00-	070623
85	Stauffer Insurance Group	2023-826	credit # 3 Gravely	06/02/2023	01.486.351 Property Insuran	9.00-	070623
Total Stauffer Insurance Group:						35,582.00	
Stephenson Equipment Inc							
475	Stephenson Equipment Inc	10198730	skid shoe unit 55	06/14/2023	01.430.374 Equipment Repai	239.48	070623
475	Stephenson Equipment Inc	10198732	flail knife unit 55	06/14/2023	01.430.374 Equipment Repai	218.00	070623
Total Stephenson Equipment Inc:						457.48	
The Sherwin-Williams Co							
965	The Sherwin-Williams Co	1129-1	curb and line paint	06/07/2023	01.438.455 Line Striping	328.90	072023
965	The Sherwin-Williams Co	1172-1	handicap cover markings at pool	06/08/2023	01.452.372 Repairs & Mainte	33.56	072023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
965	The Sherwin-Williams Co	1418-8	paint E Texas	06/14/2023	01.409.372 Repairs & Mainte	397.55	072023
965	The Sherwin-Williams Co	1421-2	curb painting supplies	06/14/2023	01.438.455 Line Striping	468.37	072023
965	The Sherwin-Williams Co	1615-9	E Texas concession paint	06/20/2023	01.430.372 Repairs & Mainte	284.35	072023
965	The Sherwin-Williams Co	1700-9	curb painting	06/22/2023	01.438.455 Line Striping	337.90	072023
965	The Sherwin-Williams Co	1704-1	east texas paint	06/22/2023	01.409.372 Repairs & Mainte	219.78	072023
965	The Sherwin-Williams Co	1748-8	bench stain	06/23/2023	01.454.372 Repairs & Mainte	129.24	072023
965	The Sherwin-Williams Co	1895-7	quarry bathroom paint	06/28/2023	01.409.372 Repairs & Mainte	68.97	072023
965	The Sherwin-Williams Co	2159-7	curb painting	07/06/2023	01.438.455 Line Striping	337.90	072023
965	The Sherwin-Williams Co	4751-1	pool area	06/09/2023	01.430.372 Repairs & Mainte	363.95	072023
Total The Sherwin-Williams Co:						<u>2,970.47</u>	
Tractor Supply Credit Plan							
496	Tractor Supply Credit Plan	200078012	rain cap unit 76	06/28/2023	01.430.374 Equipment Repai	11.99	072023
Total Tractor Supply Credit Plan:						<u>11.99</u>	
Uline Shipping Supplies							
974	Uline Shipping Supplies	164276882	white delneaters	05/31/2023	01.433.245 Traffic & Street Si	720.00	070623
974	Uline Shipping Supplies	164276882	shipping for white delineaters	05/31/2023	01.438.258 Materials & Freig	39.76	070623
974	Uline Shipping Supplies	164818906	Campus Room B tables	06/14/2023	01.409.260 Small Tools & Mi	2,546.57	070623
Total Uline Shipping Supplies:						<u>3,306.33</u>	
United States Treasury							
1005	United States Treasury	2023-785	PCOR Fee 2022	06/19/2023	01.487.196 Health Insurance	71.25	070623
Total United States Treasury:						<u>71.25</u>	
Waste Management Inc							
519	Waste Management Inc	0557056-4730-	Municipal Waste	06/15/2023	01.427.367 Solid Waste Colle	215,493.79	070623
519	Waste Management Inc	0557056-4730-	Yard Waste	06/15/2023	01.427.447 Curbside Yard W	9,818.32	070623
519	Waste Management Inc	0557056-4730-	Grass	06/15/2023	01.427.447 Curbside Yard W	22,974.67	070623
Total Waste Management Inc:						<u>248,286.78</u>	
Wehrung's Macungie LLC							
1810	Wehrung's Macungie LLC	26187	supplies	06/06/2002	01.409.241 Operating Suppli	187.88	070623
1810	Wehrung's Macungie LLC	26271	Wild Cherry repair	06/07/2023	01.409.372 Repairs & Mainte	44.47	070623
1810	Wehrung's Macungie LLC	26271	Quarry repairs	06/07/2023	01.409.372 Repairs & Mainte	44.48	070623
1810	Wehrung's Macungie LLC	26287	shop signs	06/07/2023	01.430.241 Operating Suppli	85.53	070623
1810	Wehrung's Macungie LLC	26298	paint and shop supplies	06/07/2023	01.430.241 Operating Suppli	79.88	070623
1810	Wehrung's Macungie LLC	26395	pool snack hut	06/09/2023	01.452.372 Repairs & Mainte	20.88	070623
1810	Wehrung's Macungie LLC	26424	curb weeds	06/06/2023	01.430.372 Repairs & Mainte	57.98	070623
1810	Wehrung's Macungie LLC	26501	paint supplies	06/12/2023	01.409.372 Repairs & Mainte	34.97	070623
1810	Wehrung's Macungie LLC	26506	bee spray	06/12/2023	01.430.241 Operating Suppli	41.34	070623
1810	Wehrung's Macungie LLC	26552	Quarry Repairs	06/13/2023	01.409.372 Repairs & Mainte	77.22	070623
1810	Wehrung's Macungie LLC	26552	Quarry Repairs	06/13/2023	01.409.372 Repairs & Mainte	173.25	070623
1810	Wehrung's Macungie LLC	26552	East Texas Repairs	06/13/2023	01.409.372 Repairs & Mainte	35.56	070623
1810	Wehrung's Macungie LLC	26552	Drip pans Wesc	06/13/2023	01.409.372 Repairs & Mainte	47.98	070623
1810	Wehrung's Macungie LLC	26632	Quarry Misc repairs	06/14/2023	01.409.372 Repairs & Mainte	127.29	070623
1810	Wehrung's Macungie LLC	26632	misc park reparis	06/14/2023	01.409.372 Repairs & Mainte	73.02	070623
1810	Wehrung's Macungie LLC	26823	for yard waste site	06/19/2023	01.426.249 General Expense	14.99	070623
1810	Wehrung's Macungie LLC	26871	log cabin keys	06/20/2023	01.409.241 Operating Suppli	6.57	070623
1810	Wehrung's Macungie LLC	26876	park repairs	06/20/2023	01.409.372 Repairs & Mainte	26.17	070623
1810	Wehrung's Macungie LLC	26939	Quary Repair	06/21/2023	01.409.372 Repairs & Mainte	157.19	070623
1810	Wehrung's Macungie LLC	26991	cactch basin repair	06/22/2023	01.436.372 Repairs & Mainte	30.76	070623
1810	Wehrung's Macungie LLC	27008	yard waste site	06/23/2023	01.426.249 General Expense	297.96	070623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
1810	Wehrung's Macungie LLC	27120	shop	06/26/2023	01.430.241 Operating Suppli	33.47	070623
Total Wehrung's Macungie LLC:						1,698.84	
Western Lehigh Services Inc							
160	Western Lehigh Services Inc	16375	3 yards screened topsoil	06/20/2023	01.454.372 Repairs & Mainte	87.00	070623
160	Western Lehigh Services Inc	16378	3 yards screened topsoil	06/20/2023	01.454.372 Repairs & Mainte	87.00	070623
160	Western Lehigh Services Inc	16379	3 yards screened topsoil	06/21/2023	01.454.372 Repairs & Mainte	87.00	070623
160	Western Lehigh Services Inc	2023-784	topsoil Gehman Rd	06/14/2023	01.430.372 Repairs & Mainte	58.00	070623
Total Western Lehigh Services Inc:						319.00	
World Fuel Services							
918	World Fuel Services	2447814	Diesel	06/01/2023	01.430.231 Vehicle Fuel	994.94	070623
918	World Fuel Services	2449845	Diesel	06/07/2023	01.430.231 Vehicle Fuel	1,354.95	070623
918	World Fuel Services	2449846	Diesel	06/07/2023	01.430.231 Vehicle Fuel	618.80	070623
918	World Fuel Services	2449882	Gasoline	06/07/2023	01.430.231 Vehicle Fuel	1,408.17	070623
918	World Fuel Services	2456409	Diesel	06/14/2023	01.430.231 Vehicle Fuel	2,067.08	070623
918	World Fuel Services	2459042	Gasoline	06/16/2023	01.430.231 Vehicle Fuel	1,318.05	070623
918	World Fuel Services	2465796	Gasoline	06/21/2023	01.430.231 Vehicle Fuel	609.64	070623
918	World Fuel Services	2465802	Diesel	06/21/2023	01.430.231 Vehicle Fuel	1,113.41	070623
Total World Fuel Services:						9,485.04	
Grand Totals:						1,394,230.48	

Dated: _____

Commissioner: _____

Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Only paid invoices included.

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Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Paid and unpaid invoices included.

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[Report].Invoice Number = "2023-844","138530-0","0080616","0080641","138527-0","138509"

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
CKS Engineers, Inc.							
1715	CKS Engineers, Inc.	0080616	Sauerkraut Ln	05/16/2023	36.414.313 DEV ESC Engineerin	3,061.35	
1715	CKS Engineers, Inc.	0080641	3109 Macungie Rd	05/16/2023	36.414.313 DEV ESC Engineerin	1,072.50	
Total CKS Engineers, Inc.:						<u>4,133.85</u>	
Developer Escrow Refunds							
1982	Developer Escrow Refunds	2023-844	Audi Allentown Closeout 11517	07/13/2023	36.250150 Developer Refunds	1,772.80	
1982	Developer Escrow Refunds	2023-844	Ciocca Subar pre app closeout 11	07/13/2023	36.250150 Developer Refunds	808.00	
Total Developer Escrow Refunds:						<u>2,580.80</u>	
High Swartz LLP							
1734	High Swartz LLP	138509	Stepniak 3 lot sub	06/02/2023	36.404.401 DEV ESC Solicitor	425.00	
1734	High Swartz LLP	138527-0	3109 Macungie Rd	06/02/2023	36.404.401 DEV ESC Solicitor	600.00	
1734	High Swartz LLP	138530-0	Sauerkraut Ln Prologis	06/02/2023	36.404.401 DEV ESC Solicitor	375.00	
Total High Swartz LLP:						<u>1,400.00</u>	
Grand Totals:						<u><u>8,114.65</u></u>	

Dated: _____

Commissioner: _____

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
CKS Engineers, Inc.							
1715	CKS Engineers, Inc.	0078002	801 N Broad	02/28/2023	36.414.313 DEV ESC Engineerin	96.25	
1715	CKS Engineers, Inc.	0078011	Stone Hill Meadows Ph 2	02/28/2023	36.414.313 DEV ESC Engineerin	1,507.11	
1715	CKS Engineers, Inc.	0078132	Home Depot	03/03/2023	36.414.313 DEV ESC Engineerin	15,319.54	
1715	CKS Engineers, Inc.	0079099	Home Depot	03/31/2023	36.414.313 DEV ESC Engineerin	7,971.66	
1715	CKS Engineers, Inc.	0079109	7624 & 7627 Mountain Rd	03/31/2023	36.414.313 DEV ESC Engineerin	192.74	
1715	CKS Engineers, Inc.	0079731	Hoem Depot Lot 2	04/20/2023	36.414.313 DEV ESC Engineerin	16,930.39	
1715	CKS Engineers, Inc.	0080635	3500 Brookside	05/16/2023	36.414.313 DEV ESC Engineerin	409.05	
1715	CKS Engineers, Inc.	0080636	3510 Macungie Rd	05/16/2023	36.414.313 DEV ESC Engineerin	512.50	
1715	CKS Engineers, Inc.	0080638	4440 Cedarbrook Rd	05/16/2023	36.414.313 DEV ESC Engineerin	418.85	
1715	CKS Engineers, Inc.	0080639	Mack Trucks	05/16/2023	36.414.313 DEV ESC Engineerin	1,483.23	
1715	CKS Engineers, Inc.	0080640	1345 Minesite Rd	05/16/2023	36.414.313 DEV ESC Engineerin	337.50	
1715	CKS Engineers, Inc.	0080643	4316 Hamilton Blvd	05/16/2023	36.414.313 DEV ESC Engineerin	3,681.76	
1715	CKS Engineers, Inc.	0080644	3369 Rt 100	05/16/2023	36.414.313 DEV ESC Engineerin	2,720.77	
1715	CKS Engineers, Inc.	0080645-0	Home Depot Lot 2	05/16/2023	36.414.313 DEV ESC Engineerin	16,219.09	
1715	CKS Engineers, Inc.	0080646	7991 Quarry Rd	05/16/2023	36.414.313 DEV ESC Engineerin	270.00	
1715	CKS Engineers, Inc.	0080647	617 N Krocks Rd	05/16/2023	36.414.313 DEV ESC Engineerin	187.50	
1715	CKS Engineers, Inc.	0080648	4611 Hamilton Blvd	05/16/2023	36.414.313 DEV ESC Engineerin	2,351.25	
1715	CKS Engineers, Inc.	0080649	WaWa	05/16/2023	36.414.313 DEV ESC Engineerin	67.50	
1715	CKS Engineers, Inc.	0080650	Chick-fil-A Trexlertown	05/16/2023	36.414.313 DEV ESC Engineerin	1,728.50	
1715	CKS Engineers, Inc.	0080651	5502-5518 Hamilton	05/16/2023	36.414.313 DEV ESC Engineerin	135.00	
1715	CKS Engineers, Inc.	0080654	Lot 2 Spring Creek Estates	05/16/2023	36.414.313 DEV ESC Engineerin	2,479.50	
1715	CKS Engineers, Inc.	0080655	Lot 4 Spring Creek Estates	05/16/2023	36.414.313 DEV ESC Engineerin	687.50	
1715	CKS Engineers, Inc.	0080656	801 N Broad St	05/16/2023	36.414.313 DEV ESC Engineerin	337.50	
1715	CKS Engineers, Inc.	0080657	Green Acres	05/16/2023	36.414.313 DEV ESC Engineerin	590.50	
1715	CKS Engineers, Inc.	0080658	U Haul	05/16/2023	36.414.313 DEV ESC Engineerin	160.76	
1715	CKS Engineers, Inc.	0080659	ABE Doors	05/16/2023	36.414.313 DEV ESC Engineerin	2,146.60	
1715	CKS Engineers, Inc.	0080660	Shepherds Corner	05/16/2023	36.414.313 DEV ESC Engineerin	125.00	
1715	CKS Engineers, Inc.	0080663	Hamilton Walk	05/16/2023	36.414.313 DEV ESC Engineerin	2,149.54	
1715	CKS Engineers, Inc.	0080664	Milbrook Farms	05/16/2023	36.414.313 DEV ESC Engineerin	995.11	
1715	CKS Engineers, Inc.	0080666-0	Mountain View Estates	05/16/2023	36.414.313 DEV ESC Engineerin	3,823.97	
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Developer Escrow Refunds							
1982	Developer Escrow Refunds	2023-836	Project Closeout Refund	06/29/2023	36.250150 Developer Refunds	4,604.51	
Total Developer Escrow Refunds:						4,604.51	
Fulton Bank Visa							
172	Fulton Bank Visa	520357	WaWa recording	05/26/2023	36.414.249 DEV ESC Other Ven	91.74	070623
172	Fulton Bank Visa	520361	Chick-Fil-A recording	05/26/2023	36.414.249 DEV ESC Other Ven	65.00	070623
172	Fulton Bank Visa	521315	Advanced Healthcare recording	06/09/2023	36.414.249 DEV ESC Other Ven	559.14	070623
Total Fulton Bank Visa:						715.88	
High Swartz LLP							
1734	High Swartz LLP	128965-0	Jaindl Sauerkraut Ln	02/03/2023	36.404.401 DEV ESC Solicitor	913.50	
1734	High Swartz LLP	130988	801 Broad St CU	03/02/2023	36.404.401 DEV ESC Solicitor	400.00	
1734	High Swartz LLP	131017-0	Sauerkraut Lane Jaindl	03/02/2023	36.404.401 DEV ESC Solicitor	859.00	
1734	High Swartz LLP	131026	Stone Hill Meadows	03/02/2023	36.404.401 DEV ESC Solicitor	656.50	
1734	High Swartz LLP	133042	4950 Liberty Lane	04/04/2023	36.404.401 DEV ESC Solicitor	29.50	
1734	High Swartz LLP	133051-0	Sauerkraut Ln- Jaindl	04/04/2023	36.404.401 DEV ESC Solicitor	2,538.00	
1734	High Swartz LLP	135807	Hamilton Crossings	05/02/2023	36.404.401 DEV ESC Solicitor	1,091.50	
1734	High Swartz LLP	135835	Hills at Lockridge	05/02/2023	36.404.401 DEV ESC Solicitor	295.00	
1734	High Swartz LLP	135845	7624 & 7627 Mountain Rd	05/02/2023	36.404.401 DEV ESC Solicitor	59.00	
1734	High Swartz LLP	135846	4950 Liberty Ln	05/02/2023	36.404.401 DEV ESC Solicitor	147.50	
1734	High Swartz LLP	138508	Milbrook Farms Section 6	06/02/2023	36.404.401 DEV ESC Solicitor	372.50	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	GL Account and Title	Amount	Batch
1734	High Swartz LLP	138511	Chcik-fil-A drive thru	06/02/2023	36.404.401 DEV ESC Solicitor	751.50	
1734	High Swartz LLP	138514	Feilds at Brookside	06/02/2023	36.404.401 DEV ESC Solicitor	54.50	
1734	High Swartz LLP	138515	Raisint Cane's	06/02/2023	36.404.401 DEV ESC Solicitor	468.00	
1734	High Swartz LLP	138517	Prachi Realty	06/02/2023	36.404.401 DEV ESC Solicitor	265.50	
1734	High Swartz LLP	138518	4950 Liberty Lane	06/02/2023	36.404.401 DEV ESC Solicitor	50.00	
1734	High Swartz LLP	138519	Avery Quinn Group	06/02/2023	36.404.401 DEV ESC Solicitor	3,797.00	
1734	High Swartz LLP	138523	Hamilton Dental	06/02/2023	36.404.401 DEV ESC Solicitor	1,266.50	
1734	High Swartz LLP	138525	The Valley at Indian Creek	06/02/2023	36.404.401 DEV ESC Solicitor	776.50	
1734	High Swartz LLP	138528	Mountain View Estates	06/02/2023	36.404.401 DEV ESC Solicitor	25.00	
1734	High Swartz LLP	138534	3500 Brookside Rd	06/02/2023	36.404.401 DEV ESC Solicitor	109.00	
1734	High Swartz LLP	138536	ABE Doors	06/02/2023	36.404.401 DEV ESC Solicitor	234.00	
1734	High Swartz LLP	138537	Green Acres	06/02/2023	36.404.401 DEV ESC Solicitor	75.00	
1734	High Swartz LLP	138538	Hamilton Crossing	06/02/2023	36.404.401 DEV ESC Solicitor	1,274.50	
1734	High Swartz LLP	138541	7284 Orchard Rd	06/02/2023	36.404.401 DEV ESC Solicitor	50.00	
1734	High Swartz LLP	138542	1345 Minesite Rd	06/02/2023	36.404.401 DEV ESC Solicitor	675.00	
1734	High Swartz LLP	138543	Spring Creek Estates Lots 2 & 4	06/02/2023	36.404.401 DEV ESC Solicitor	300.00	
1734	High Swartz LLP	138544	Schaefer Run Commons	06/02/2023	36.404.401 DEV ESC Solicitor	350.00	
1734	High Swartz LLP	138563	3350 Gehman Rd	06/02/2023	36.404.401 DEV ESC Solicitor	59.00	
1734	High Swartz LLP	138564	2740 Riverbend Rd	06/02/2023	36.404.401 DEV ESC Solicitor	59.00	
1734	High Swartz LLP	138565	3370 Rt 100	06/02/2023	36.404.401 DEV ESC Solicitor	134.00	
1734	High Swartz LLP	138566	4440-4478 Cedarbrook Rd	06/02/2023	36.404.401 DEV ESC Solicitor	150.00	
Total High Swartz LLP:						18,286.00	
Grand Totals:						109,642.56	

Dated: _____

Commissioner: _____

Report Criteria:

Detail report.

Invoice detail records above \$0.00 included.

Paid and unpaid invoices included.

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[Report].Invoice Number =

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[Report].GL Account Number (2 Characters) = "36"

[Report].Vendor Number = {OR} {IS NULL}

[Report].Invoice Number = {OR} {IS NULL}

MEMORANDUM

TO: Bruce Beitel, Township Manager
FROM: Bryan McAdam, P.E., Township Engineer
DATE: July 13, 2023
SUBJECT: Engineering Report/Project Status

TOWNSHIP PROJECTS1. MS4 Stormwater Management (CKS #12500-58)

CKS Engineers is assisting the Township staff with tasks necessary for the MS4 Permit (i.e., outfall inspections, mapping updates, providing public outreach/education notices, etc.). **The Brandywine Swale project has been completed. CKS is coordinating with the contractor regarding punchlist items.** Township staff continues to coordinate with CKS staff regarding the next projects needed for MS4 compliance. **The Wild Cherry Swale, Princeton Road Swale and Harvest Fields Basin Projects have been awarded. CKS is coordinating with the contractor to finalize the contract documents. Upon completion and execution, a preconstruction meeting will be scheduled.**

In addition to the various projects and reporting, CKS has assisted the Township staff with ordinance amendments as needed to incorporate various PADEP requirements. The ordinances were approved at the October 20, 2022, Board of Commissioners meeting.

2. Orchard Lane – Proposed Railroad Crossing Closure (CKS #12502-51)

Orchard Road has been officially closed. Construction of the drainage improvements and landscaping is complete. CKS Engineers is preparing design plans, permit applications and specifications for the closure of an existing at grade railroad crossing and the creation of one cul-de-sac on Orchard Lane. CKS is reviewing cul-de-sac design options. CKS is preparing revised right of way documents to submit to PennDOT for an update to the Liquid Fuels map.

3. Compost Facility Access Drive (CKS #12500-61)

CKS Engineers is preparing the design of the access drive to the Township compost facility from the proposed Sauerkraut Lane extension. A preliminary design was distributed for comment on April 21, 2020. The design has been discussed with the Township and the Prologis Team. Easement and right of way exhibits were distributed the week of September 14th. The design has been revised following feedback from Township staff to shorten the access drive and eliminate the need for a stormwater management facility. The plans are complete, and specifications are being prepared for public bidding. Coordination regarding construction timing relative to Sauerkraut Lane construction is ongoing.

4. Maulfair Drive Drainage (CKS #12500-62)

CKS Engineers has completed the design of the proposed drainage improvements to the cul-de-sac as well as Maulfair Place. The bid was awarded, and the preconstruction meeting has been held. The project is complete and in the maintenance period.

5. Gehman Road Bridge (CKS #12502-58)

CKS Engineers, Inc. has completed the design and bid documents for a full bridge replacement. The General Permit was obtained from DEP. The bid was awarded to DOLI Construction at the December 2, 2021, Board of Commissioners meeting. The preconstruction meeting was held on May 26, 2022. Construction is complete, the bridge was opened to traffic.

6. Maulfair Place Drainage (CKS #12502-71)

As requested, CKS Engineers investigated reports of a failing storm pipe at a low point in Maulfair Place. Corrections for this problem were incorporated into the Maulfair Drive project design.

7. Road Programs

CKS, with assistance from the Township staff, has prepared contract documents for the 2023 Road Programs, including the Fog Seal, Crack Seal, Ralumac, Novachip and Line Striping/Pavement Marking projects. The Crack Seal program bid was awarded at the March 2, 2023, Board meeting. The Fog Seal, Ralumac, and Novachip projects were awarded at the April 6, 2023, Board Meeting. **The line striping and pavement markings specifications are out to bid.**

8. GIS Services

CKS Engineers, Inc. has prepared a GIS system for the Township. The sanitary sewer component is in place, and we are working on storm sewer, roadway maps, etc. as well as updates and additions of recent projects.

9. Permitting and Inspection

CKS Engineers, Inc. is actively reviewing and inspecting building permit plans, Earth Disturbance and Drainage Permit Applications and Road Opening Permits as needed.

10. Brookside Rd./Buckeye Rd.

CKS Engineers, Inc. has coordinated with Township staff regarding the outstanding improvements. An extension of the PennDOT HOP has been submitted. CKS has obtained specification information for the required signal modifications.

11. Dragonfly Lane

CKS Engineers, Inc. has coordinated with Township Staff and PennDOT to close the intersection of Dragonfly Lane with PA Route 100. Correspondence from the Township was sent in April 2020 requesting the closure. PennDOT will require preparation of plans and a highway occupancy permit (HOP) to show the proposed physical improvements/removals necessary for this closure.

12. Community Center

CKS is working with the Township staff and contractor to address outstanding site related issues. CKS had assisted the Township with solutions to repair roof issues on the building. The Board awarded the bid to Pro Com Roofing at the December 2, 2021, Board of Commissioners meeting. The roof repairs have all been completed. The NPDES Permit for the sitework was extended. Completion of corrections to the rain garden will be addressed this spring. In addition, CKS is coordinating with the Lehigh County Conservation District regarding remaining work in regard to

project closeout and as-built plans. Community Center Expansion Public Improvements Completion Project was awarded at the May 4, 2023, Board Meeting. **The sitework is complete.**

13. Cross Creek Road Drainage

Preparation of the plans and bid documents to address concerns with the storm piping system in portions of the Penn's Meadow subdivision is complete. The bid was awarded. The project is now complete.

14. Traffic Concerns

CKS continues to work with the Township staff on various traffic related concerns, i.e., stop sign placement, speeding/speed studies.

15. Macungie Road Bridge

In response to concerns regarding capacity to allow the Township firefighting apparatus to use the bridge, CKS worked with a structural engineer to analyze the bridge and prepare a report outlining recommendations to raise the allowable weight limit. The analysis and report have been issued, with proposed structural enhancements. **As these enhancements are not critical, we anticipate that the work will be done in the future.**

16. Sauerkraut Lane Extension

Construction is underway for this project. A majority of the road has been installed to base paving to date. Delays with utility pole relocation and the railroad crossing have pushed the anticipated completion date to spring of 2022. Permitting for the portion near Route 100 is in progress. Based on information available, construction may commence in the spring of 2022 for this remaining section as well as the Route 100 improvements. Work on the rail crossing signal was completed April 28, 2023. **The asphalt paving at the track crossing area and remainder of roadway base paving between Quarry Road and Spring Creek Road was completed the week of May 15. CKS has commenced with site inspection for the purpose of generating a punchlist.**

CKS is preparing design and bid documents for wayfinding signage for the Sauerkraut Lane Extension. The design is nearly complete.

17. 2023 Sanitary Sewer Projects

The project specifications for the 2023 sanitary sewer CIPP project were awarded at the April 6, 2023, Board Meeting. **The work will begin in August.**

18. Spring Ridge Park Playground

CKS is coordinating with Township staff to design upgrades to the park facilities.

19. Township Trail System

CKS is coordinating with Township staff on various trail system projects and planning. A schedule for various trail projects was discussed with the Township, and aerial photography has been scheduled. A grant was received for funding for the trail section in front of the Hillside School. **On June 30th 2023, The Hillside School Board of Trustees approved the installation of the trail**

along the perimeter of the property with the provision of adding an additional 1.5-inch wearing course of asphalt specification.

20. Township Bridge Survey and Maintenance Plan

CKS is working with Township staff to update and prioritize bridge inspections, repairs and potential replacements. A township wide bridge survey was completed and was distributed to the Township on October 17, 2022. **CKS is coordinating with Township staff regarding future replacements and repairs.**

21. Adaptive Signals Project

CKS is coordinating with McMahon Associates to finalize plans and details for construction of a project to update hardware and data transmission for various signals along Hamilton Boulevard. **Work is expected to start soon. In addition, a survey of the existing conduit is being conducted, to confirm whether blockages may exist.**

22. Grant Applications

In coordination with Township staff, CKS has prepared applications for three grant applications, one each for sanitary sewer relining, storm sewer relining and MS4 related stormwater projects. Resolutions for the grants were approved at the December 15, 2022, Board agenda for inclusion with the grant application packages. The grant applications were submitted on December 21, 2022.

NEW SUBDIVISION/LAND DEVELOPMENT PROJECTS

23. Macungie Manor – Conditional Use Application – Twp. #DE-20-005 (CKS #12506-60)

The applicant is requesting Conditional Use approval for a Retirement/Life Care facility (three buildings and associated parking) on the west side of Hillview Road in the S-Suburban Residential Zoning District. The third CKS Engineers, Inc. review was distributed on November 4, 2020. The application was recommended for approval at the November 10, 2020, Planning Commission meeting. The Conditional Use decision was issued.

The applicant has submitted a sketch plan proposing attached single-family dwellings (Twins) that was discussed with Township staff. There has been no activity on this project in quite a while.

24. 2740 Riverbend Road – Subdivision – Twp. #DE-20-007 (CKS #12506-64)

The applicant is proposing a two-lot subdivision. The plan received a favorable recommendation from the Planning Commission at the meeting held on August 11, 2020. The project received conditional approval from the Board of Commissioners at the meeting held on October 1, 2020. Revised plans were reviewed and recommended for recording.

25. 6300 Lower Macungie Road – Mill Creek Pointe Apartments – Conditional Use and Land Development – Twp. #DE-20-009 (CKS #12506-72)

The applicant proposes to develop the 45.6-acre parcel to contain six (6) 30-unit apartment buildings. The proposed development requires conditional use approval. The submissions were reviewed, and the CKS review was distributed on October 7, 2020. Subsequently, the applicant submitted revised Conditional Use application documents, which were reviewed. The CKS review

was distributed on May 5, 2022. **A new Conditional Use submission was received on June 20, 2023.**

26. 4103 Indian Creek Road – Sketch Plan – Twp. #DE-20-010 (CKS #12506-73)

The applicant proposes to subdivide a 13-acre parcel at the intersection of Olympic Drive and Indian Creek Road into 26 building lots, with two lots for stormwater management. A sketch plan was submitted and the CKS review was distributed on October 5, 2020.

27. 3500 Brookside Road – Gristmill Apartments – Land Development - Twp. Project #LMT-19-041 (CKS #12506-100)

The applicant proposes 44 apartments in three buildings in the U – Urban Residential Zoning District. The application received a recommendation for Conditional Use approval at the January 11, 2021, Planning Commission meeting. Conditional Use approval was granted at the March 3, 2022, Board meeting. Revised Land Development Plans were submitted. The CKS review was distributed on January 3, 2023. The project was discussed and tabled at the January 10, 2023, Planning Commission meeting. **The applicant is in the process of doing exploratory work along Brookside Road to confirm whether there are any utility conflicts with existing storm piping or other utilities.**

28. 3510 Macungie Road - Land Development - Twp. #DE-20-012 (CKS #12506-101)

The applicant proposes to develop the approximately 11.66-acre parcel at the northwest intersection of Macungie Road and Indian Creek Road (S.R. 2018) in the S – Suburban Residential Zoning District to construct thirty-two (22) single family detached dwellings. The project was discussed at the February 14, 2023, Planning Commission meeting and was tabled. A revised subdivision/land development plan submission was submitted; the CKS review was distributed on April 5, 2023.

29. Mertztown Road Subdivision – Twp. #DE 21-001 (CKS#12506-102)

The applicant proposes 400-unit residential subdivision, as contemplated in the Spring Creek Properties Settlement Subdivision (SCPSS). CKS reviews was distributed in early October. The plan was discussed and at the October 12, 2021, Planning Commission meeting and received a recommendation for approval. The plan received approval at the January 3, 2022, Board of Commissioners meeting. An amended final plan resolution was approved at the December 1, 2022, Board meeting, in regard to the roadway connections into Upper Macungie Township. CKS will review the final plan with the respective design adjustments upon receipt.

30. 3109 Macungie Road (The Cove at Millbrook) - Sketch Plan – Twp. Project #DE-21-009 (CKS #12506-115)

The applicant proposes to subdivide the approximately 15.41 acre vacant parcel at the northeast intersection of Macungie Road and Sauerkraut Lane in the S – Suburban Residential Zoning District into sixteen (16) lots for single family detached dwellings. The plan was reviewed and the CKS review letter was distributed on April 7, 2021. The project was discussed at the April 13, 2021, Planning Commission meeting. Preliminary/Final subdivision plans were reviewed; the CKS Engineers review was distributed on May 3, 2022. The application was recommended for approval at the May 9, 2020, Planning Commission meeting.

31. 3370 Route 100, Woodmont Properties, LLC – Conditional Use and Land Development – Twp. Project #DE-21-002 (CKS #12506-105)

The applicant proposes a mixed-use land development of a 14.19 acre parcel (the Allen Organ building) at the southeast intersection of PA Route 100 and Woodmont Circle in the C-Commercial Zoning District. The residential component of the project will contain eight apartment buildings, (99 “carriage apartments” in total). The commercial component will include two buildings, with 13,300 total SF retail/commercial building with 21 apartments (total) above the commercial space. The application requires conditional use and land development approvals. The Conditional Use application received approval as noted in the March 17, 2022, Conditional Use Adjudication. The Board granted preliminary/final approval at their meeting held on August 18, 2022. **A check set was submitted by the applicant and is under review.**

32. 6503 Lower Macungie Road - Ricky Kulik Real Estate, LLC – Twp. #LMT 18-029 (CKS #12506-111)

The applicant proposes to construct a funeral home with a crematory and associated utility, parking, and stormwater management improvements. The site is located on the northwest corner of the intersection of Lower Macungie Road and Mill Creek Road in the U – Urban Residential Zoning District. The applicant had received approval from the Board of Commissioners as memorialized in Approval Resolution 2019-16. This proposal includes changes to the stormwater management system and the parking as previously considered. The CKS review was distributed on May 6, 2021, and received a recommendation for approval at the May 18, 2021, Planning Commission meeting. The application received approval from the Board of Commissioners at the June 3, 2021, meeting. **This project has been inactive for a while.**

33. Suburban Carwash – Amended Final Plan - Twp. # LMT 17-060 (CKS #12506-112)

The applicant is proposing to expand and retrofit the existing Suburban Car Wash facility along with the addition of five vacuum stations. The applicant received approval from the Board of Commissioners as memorialized in Approval Resolution 2017-36. The currently proposed improvements consist primarily of the extension of the queueing lanes and removal of the previously proposed tunnel car wash feature. The project received approval at the October 21, 2021, Board of Commissioners meeting as indicated in approval resolution 2021-49. The applicant requested an amendment to the approval resolution. The amended approval resolution was approved at the December 16, 2021, Board meeting. The applicant is responding to comments from the Lehigh County Conservation District. The sewage flow meter has not yet been installed.

34. 1345 Minesite Road – Advance Healthcare of Allentown (CKS #s12506-114, 12506-114:01)

The applicant is proposing a 46-bed Lifecare Facility with parking and stormwater management facilities on the currently vacant parcel. The site is proposed to be served by public water and sanitary sewer. The Conditional Use application was approved by the Board of Commissioners on July 15, 2021; the adjudication was distributed on August 10, 2021. The land development plan received approval from the Board of Commissioners at their September 2, 2021, meeting. The plans are in a position to be recorded, pending receipt of the PennDOT HOP.

35. Spring Creek Settlement Lot 12 Land Development – Twp. #19-048 (CKS #12506-65)

The applicant proposes a 337,000 SF distribution center/warehouse on an approximately 32.96-acre parcel in the HI-SC Highway Industrial-Spring Creek Zoning district with frontage on Spring Creek Road (SR 3001) and the proposed Sauerkraut Lane extension. The project will be served

by stormwater management facilities, public water and public sanitary sewer as well as parking areas. The CKS review was distributed on June 2, 2021, and the plan received a recommendation for approval at the June 8, 2021, Planning Commission meeting. The application received approval from the Board of Commissioners at their meeting of August 5, 2021. CKS is working with the applicant's engineer on conditions of approval and plan revisions. Revised final plans to meet conditions of approval have been submitted and are under review.

36. Buckeye Macungie Solar, LLC - Conditional Use – Twp. #21-012 (CKS #12506-118)

The applicant is proposing an Alternative Energy Facility; a Solar Energy Facility on a project area of 30.86± acres, consisting of more than 2,900 solar panels, conduit, inverters/transformers, a power collector substation, an interconnect to an adjoining substation, transmission lines, an access driveway and security fencing. The project received Conditional Use approval at the September 2, 2021, Board of Commissioners meeting.

37. Buckeye Macungie Solar, LLC - Land Development – Twp. #21-012 (CKS #12506-118:01)

The applicant is proposing an Alternative Energy Facility; a Solar Energy Facility on a project area of 30.86± acres, consisting of more than 2,900 solar panels, conduit, inverters/transformers, a power collector substation, an interconnect to an adjoining substation, transmission lines, an access driveway and security fencing. The Board of Commissioners approved the land development plan at their October 7, 2021, meeting. Revised plans were submitted to meet conditions of approval and are under review. CKS is working with the applicant's engineer on conditions of approval and plan revisions. The applicant has withdrawn their NPDES Permit application.

38. The Shelby Restaurant – Sketch Plan Twp. #DE-21-017 (CKS #12506-121)

The applicant proposes a 4,543 SF covered patio structure connected to the existing restaurant building in the HC - Highway Commercial Zoning District. The land development plan submission was discussed at the February 8, 2022, Planning Commission meeting and received a recommendation for approval. The plan received Board of Commissioners approval at their March 3, 2022, meeting. Revised plans to meet conditions of approval were submitted; the CKS review was distributed on May 16, 2022. The application received Amended Final Plan approval at the March 3, 2022, Board meeting as noted in Approval Resolution 2022-13.

39. 4611 Hamilton Boulevard – Ciocca Properties, LP, Parking Lot Addition – Land Development Lower Macungie Township Project #DE-21-022 (CKS #12506-126)

The plan appears to propose the consolidation of several smaller parcels with the larger parcel that currently contains the Ciocca Subaru dealership. The parking lot addition will reconfigure an area of existing parking that is partly on pavement and partly on stone. An underground stormwater management facility with mechanical water quality feature, as well as a gateway sign are proposed. The application received a recommendation of approval at the April 12, 2022, Township Planning Commission meeting, and received approval from the Board of Commissioners at the May 5, 2022, meeting as noted in Approval Resolution 2022-31. **CKS is currently reviewing the check set as submitted.**

40. The Fields at Brookside – Kay Builders - Subdivision and Land Development - Twp. # DE-21-023 (CKS #12506-127)

The applicant is proposing to construct a 66-lot single family residential subdivision within the open space areas at the existing Brookside Country Club. The subdivision as well as all associated

stormwater management facilities and utilities are located entirely within Macungie Brough. The Lower Macungie involvement is due to the frontage improvements along Willow Lane (S.R. 3003). The submission was reviewed. The CKS review was distributed on December 8, 2021. The project was discussed at the December 14, 2021, Planning Commission meeting and was tabled. Revised plans have been submitted and were reviewed. The project received approval at the September 15, 2022, Board of Commissioners meeting. CKS is working with the applicant's engineer and Township staff regarding the PennDOT permit.

41. 6659 Stein Way (Spring Creek Estates Lot 2) – Conditional Use and Land Development – Twp. #DE-22-010 (CKS #12506-140) and 1255 Danner Road (Spring Creek Estates Lot 4) – Conditional Use and Land Development – Twp. #DE-22-011 (CKS #12506-141)

The applicant proposes to develop the approximately 2.16-acre parcel on the southwestern corner of Stein Way and Lower Macungie Road (S.R. 2021) as well as the approximately 1.51 acre parcel on the eastern corner of Danner Road and Church Lane in the U – Urban Zoning District. The proposed improvements include 8 single-family attached townhomes (two, four-unit buildings) on each site with associated parking and will access Danner Road via proposed driveways. The project was discussed at the October May 6, 2023, Planning Commission meeting, and tabled. **Revised plans have been submitted and were reviewed. The application received a recommendation of approval at the June 13, 2023, Planning Commission meeting.**

42. 1040 S. Krocks Road (Sand Springs of Lower Macungie) - Sketch Plan(s) Twp. #DE-22-001 (CKS #12506-131)

The applicant proposes to develop the approximately 1.73-acre parcel on the westside of South Krocks Road, opposite Kart Drive in the U – Urban Zoning District. Two sketch plans were submitted, each proposing 10 single-family attached townhomes and off-street parking areas, as well as an area for stormwater management. The parcel is currently vacant. The plans were reviewed, the CKS review was distributed on January 26, 2022, and the plans were discussed at the February 8, 2022, Planning Commission meeting. **There has been no activity on this application for quite a while.**

43. 7991 Quarry Road – Land Development - Twp. #DE-21-020 (CKS #12506-124)

The applicant proposes to construct a 71, 250 SF warehouse with associated parking, stormwater management facilities, with public water and sanitary sewer service on the approximately 12-acre parcel on the north side of the Sauerkraut Lane extension in the HI-SC Zoning District. The CKS Engineers, Inc. review was distributed on July 8, 2022, and the plan was discussed at the July 12, 2022, Planning Commission meeting. Revised plans have been submitted and were reviewed. The project received approval at the September 15, 2022, Board of Commissioners meeting. Revised plans were submitted, to meet the conditions of approval. **The CKS review was distributed on July 7, 2023.**

44. 5502-5518 Hamilton Boulevard – Exelo Holdings LLC – Twp #DE-22-006 (CKS #12506-135)

The applicant proposes to construct a dental office on the approximately 0.74 acre site on the south side of Hamilton Boulevard. The site had previously received approval in 2018 for a different use. The CKS review was distributed on July 8, 2022. The project was discussed at the July 12, 2022, Planning Commission meeting and was tabled. Revised plans were submitted. The CKS review was distributed on October 4, 2022. The project received a recommendation for approval at the October 11, 2022, Planning Commission meeting. The project was approved by the Board of Commissioners at their meeting held on November 17, 2022. Revised plans were submitted. CKS

is coordinating revisions with the applicant's engineer and preparing the construction cost estimate. **Revised plans were submitted, to meet the conditions of approval, the CKS review was distributed on June 2, 2023.**

45. 617 North Krocks Road - Sketch Plan Twp #DE-21-021 (CKS #12506-125)

The applicant proposes a mixed-use development on the 54.4-acre site at the northeast corner of the North Krocks Road (T-498) and Fred Jandl Memorial Highway (S.R.0222) intersection in the HC- Highway Commercial Zoning District. The applicant proposes to construct 372 apartment dwelling units, a 160-room hotel, and 20,000 square feet of new retail space. The plan indicates 779 parking spaces proposed for the residential portion of the site and 375 parking spaces for the commercial portion of the site, along with a clubhouse and five (5) stormwater detention basins. There are two existing buildings, one within the parcel Resurrection Cemetery property and the other on the subject property along N. Krocks Road. The CKS review was distributed on August 1, 2022, and the project was discussed at the August 9, 2022, Planning Commission meeting. A Conditional Use application was submitted. The CKS Engineers, Inc. review was distributed on November 1, 2022. The Conditional Use hearing was held on February 16, 2023.

46. 6709 Mountain Road – DY Stone Hill, LLC - Sketch Plan Twp #DE-21-013 (CKS #12506-117)

The applicant proposes to subdivide the approximately 10.80 acre parcel (as noted on the Lehigh County database) northeast of the intersection of Mountain Road and Gehman Road in the R – Rural Zoning District into two (2) lots. The first proposed lot containing approximately 7.49 acres of open space and the second (2.00 acres) encompassing the existing house and barn proposed to maintain access utilizing the existing driveway off of Mountain Road. The plan indicates that no land development is currently proposed. The application was recommended for approval at the May 9, 2020, Planning Commission meeting. **Revised plans were submitted and reviewed. The CKS review was distributed on July 13, 2023.**

47. 5037 Wild Cherry Lane – Seven Development Group, Inc. - Sketch Plan Twp DE-21-010 (CKS #12506-116)

The applicant proposes to develop an existing 10.1-acre parcel on the north side of Wild Cherry Lane in the S – Suburban Zoning District and the Cluster Overlay District with twenty (20) single-family detached dwellings. The plans indicate a single cul-de-sac intersecting with Wild Cherry Lane north of the intersection of Wild Cherry Lane and Valley Stream Lane. The CKS review was distributed on September 6, 2022. **There has been no activity on this application in quite a while.**

48. 361 Schantz Road & 4511 Cedarbrook Road Development, Landston Equities, LLC - Zoning Text Amendment Application and Sketch Plan Twp. #DE-22-009 (CKS #12506-139)

The applicant proposes a mixed-use development on two parcels totaling 58.86 acres (PIN # 547589999034 1 & 547599803773 1) between Schantz Road, Cedarbrook Road, Fred Jandl Memorial Highway (S.R.0222), and Interstate 78 (RT 309 SR 0039) in the HE- Highway Enterprise Zoning District. The applicant proposes to construct 350 apartment dwelling units, an outdoor recreation and entertainment use, 164,500 square feet of new retail space, a 4,500 square foot convince store with gas and a 40-room hotel. The plan indicates 2,017 parking spaces proposed for the site, eleven (11) stormwater management areas. The site is currently cultivated fields and a former industrial development that has been demolished. The CKS Engineers, Inc. review was distributed on November 3, 2022, and the application was discussed at the November 8, 2022, Planning Commission meeting and tabled. **The project received a recommendation for**

Conditional Use Approval at the June 13, 2023, Planning Commission meeting. The Conditional Use hearing is scheduled for July 20, 2023.

49. 7624 & 7627 Mountain Road Subdivision Plan - Township #DE-22-014 (CKS #12606-142)

The applicant proposes to subdivide two (2) parcels: the first, 7624 Mountain Road contains approximately 87.65 acres on the south side of Mountain Road near the intersection of Schoeneck Road with an existing farmstead into three (3) lots - two (2) residential lots and a third lot with a preservation easement of approximately 75.14 acres. The second parcel, 7627 Mountain Road, is a vacant parcel of approximately 21.22 acres with frontages on both Mountain Road and Schoeneck Road, is proposed to be subdivided into two (2) lots, one (1) residential lot and a second lot with a preservation easement of approximately 17.78 acres. Both parcels are in the R – Rural Zoning District. Subdivision plans were submitted and the CKS review was distributed on January 31, 2023. The plan was discussed at the February 14, 2023, Planning Commission meeting and tabled.

50. 801 North Broad Street – Conditional Use – Township #DE-22-015 (12506-143)

The applicant proposes to develop the approximately 1.11 acre parcel on the east side of North Broad Street adjacent to the Hamilton Crossings Shopping Center in the WC – Wescosville Commercial Zoning District. The proposed improvements include a mixed-use office / apartment building with the associated parking areas and a tot lot & play area. No stormwater management facilities are shown. The plan indicates two driveways from North Broad Street. The CKS Engineers, Inc. review was distributed on February 9, 2023. The plan was discussed at the February 14, 2023, Planning Commission meeting and tabled.

51. Home Depot, Condo Lot #2 - Hamilton Boulevard – Land Development Plan LMT #05-61 (CKS #12506-122:01)

The subject parcel, containing a total of approximately 20.78 acres, is on the north side of Hamilton Boulevard in the C-Commercial Zoning District. The overall site was previously approved to subdivide and develop the eastern parcel to construct a home improvement store with a separate (single) retail building on Lot 2. Most of the improvements (parking lot access driveway, storm water management system, sanitary sewer collection, water distribution system, and lighting) have been installed. A modification to the Approved Preliminary Final Land Development Plan was amended with the Township Resolution NO. 2022-53 dated August 18, 2022, to modify the layout of the proposed home improvement store, remove the previously proposed separate retail building, and introduce three (3) condo units for future for retail buildings within the area of Lot 2. The proposed home improvement store is currently under construction. This is the first Land Development application for Condo Unit 2. The current application is submitted as a Revised Final Land Development Plan to construct a 10,004 square foot retail building on Condo Unit 2 with the associated parking facilities and utility services. Revised plans were submitted. The CKS Engineers, Inc. review was distributed on February 9, 2023. The plan received a recommendation for approval at the February 14, 2023, Planning Commission meeting. **Revised plans were submitted and are under review.**

52. 2024 Elbow Lane – Martinez Parcel - Minor Subdivision LMT #DE-22-016 (CKS #12506-145)

The applicant proposes to subdivide an approximately 2 acre parcel in the S – Suburban Zoning District on the west side of Hess Circle near the intersection of Elbow Lane into two (2) residential lots. There is an existing dwelling on the parcel that utilizes a driveway access through the neighboring properties of Paul Spaulding and Todd & Elizabeth J. Hanzl. The plan does not indicate a proposed driveway location for the proposed lot and provides limited information for the sanitary

water and sewer supply systems. The CKS review was distributed on January 5, 2023. **Revised plans have been submitted and were reviewed. The CKS review was distributed on July 3, 2023.**

53. 1741Trexlerstown Road Subdivision Preliminary/Final Subdivision and Land Development LMT #LMT 16-053 (CKS #12506-144)

The applicant proposes to subdivide the approximately 2.4-acre parcel on the East side of Trexlerstown road just north of the intersection with Spring Creek Road in the S – Suburban Residential Zoning District into (5) five lots, (4) four of the five lots are proposed to be single family detached dwelling units and the fifth lot is proposed to remain as an Advertising Sign use for the existing billboard. The plan proposed individual access driveways for each lot. The plan indicates that the lots are to be served by public sanitary sewer and public water and depicts connections to an 8" water main near the Life Church property and a sanitary sewer connection to the Lehigh County Authority sanitary sewer interceptor on the southern side of the property. This project had been under consideration previously and was resubmitted following the request for a time extension to allow the project to continue. The CKS review was distributed on January 18, 2023.

54. 2072 Elbow Lane Minor Subdivision and Land Development LMT # DE-23-001 (CKS # C0004678.00)

The applicant proposes to subdivide the subject parcel on southern corner of Elbow Lane and Gregory Drive in the S – Suburban Residential Zoning District into three (3) lots. The existing dwelling with frontage on Elbow Lane is to remain on one lot; two proposed lots will be new building lots with frontage on Gregory Drive. Gregory Drive is currently under construction as part of the Mountain View Estates subdivision. The existing dwelling is served by a well and an on-lot septic system. The two new building lots will be served by on lot stormwater management facilities, public water and public sanitary sewer. The application was recommended for approval at the May 9, 2023, Planning Commission meeting.

55. Raising Cane's, Trexler Business Center Hamilton Boulevard LMT # DE-23-002 (CKS # C0004727.00)

The applicant proposes a 3,589 square foot drive-thru establishment on Unit 6 of the previously approved and partially complete Trexler Business Center. The subject parcel, containing approximately 1.35 acres on the south side of Hamilton Boulevard in the C-Commercial Zoning District. The CKS review was distributed on June 7, 2023. The project was discussed and tabled at the June 13, 2023, Planning Commission meeting. Revised plans have been submitted and were reviewed. The CKS review was distributed on July 3, 2023.

56. 5329 Hamilton Boulevard/Hamilton Square Sketch Plan LMT # DE-23-003 (CKS # C0004782.00)

The applicant proposes to consolidate five (5) existing lots creating an approximately 1.45-acre parcel on the north side of Hamilton Boulevard in the WC - Wescosville Commercial Zoning District and is surrounded on the other 3 sides by Hamilton Crossings Shopping Center. The proposed improvements include 10,000 square feet of retail and dining space divided between two buildings. This plan is currently under review.

57. **6130 Sauerkraut Lane - Minor Subdivision LMT # DE-23-004 (CKS # C0004780.00)**

The applicant proposes to subdivide the approximately 22.5-acre parcel northeast of the intersection of Willow Lane (SR 3003) and Sauerkraut Lane in the SR – Semi-Rural Zoning District into two (3) lots; lot one, comprising approximately 1.00 acres, lot two comprising of approximately 1.05 acres, and the third lot (18.94 acres) contains the existing buildings. Additionally, new single family detached dwellings and driveways on to Willow Lane are proposed on lots 1 and 2. The existing structures and driveway to Sauerkraut Lane are proposed to remain. The plan indicates that no land development is currently proposed on lot 3.

SANITARY SEWER PROJECTS

58. Meetings with LCA – CKS Engineers, Inc. is working with the LCA and Township staff regarding metering of the Township system to reduce the Inflow and Infiltration concerns and reduce unnecessary flows to the Kline’s Island treatment facility. We also attend the regular meetings of the LCA as well as the WLSP/LCA as needed.
59. 2022 Lateral projects – The 2022 Lateral Lining contract and Lateral Cleanout Installation projects are complete.
60. The project specifications for the 2023 sanitary sewer CIPP project were awarded at the April 6, 2023, Board Meeting.
61. We have reviewed a draft of the interim Act 537 Plan with the Township and the LCA, provided comments and reviewed the updated version. The final version was distributed to all participating municipalities and was reviewed by CKS Engineers, Inc. The Township Planning Commission recommended the plan for approval at their May 13, 2020, meeting. CKS Engineers, Inc. has forwarded the recommendation to the LCA. The Board of Commissioners approved the plan at their August 6, 2020, meeting. PADEP has approved the Interim Act 537 plan.
62. CKS Engineers, Inc. coordinated with the Township and the LCA to review tapping fees and recommend adjustments. Resolution 2020-27 to incorporate updated tapping fees was approved at the September 3, 2020, Board of Commissioners meeting.
63. CKS Engineers, Inc. has worked with the Township Solicitor and Township staff to update the Chapter 18 - Sewage Disposal/Wastewater ordinance. The ordinance was adopted at the October 1, 2020, Board of Commissioners meeting.

PROJECTS UNDER CONSTRUCTION

64. Taco Bell – Twp. #DE-20-002 (CKS #12506-53) – The sitework is nearly complete. To date, a punchlist has not been requested.
65. Greentree Industrial Park Twp. #LMT-18-054 (CKS #12506-54) - **The construction is complete and acceptable to CKS. The LCCD/DEP Notice of Termination is needed.**
66. Spring Creek Properties, Lots 9, 10 Twp. #LMT-18-068 (CKS #12506-55) - The final plan, development agreements, escrow, etc. are complete. **Construction is complete and a punchlist is being prepared for project closeout.**

67. Jaindl Commercial Park North - Twp. #LMT-19-043 (CKS #12506-59) – The preconstruction meeting was held with the LCCD on June 10, 2020. The Township preconstruction meeting was held on June 19, 2020. Construction is nearly complete. Work is ongoing in response to the CKS punchlist. Items remain to be completed.
68. Beit - Simcha - Twp. #LMT-13-052 (CKS #12506-95) – The preconstruction meeting was held on November 2, 2020. Construction has stopped. The NPDES Permit has expired. The NPDES Permit must be renewed prior to the restart of construction. Construction of the building continues. Right of way and lot paving has not been installed.
69. 3P Holdings, LLC - Twp. #LMT-19-043 (CKS #12506-59) – The preconstruction meeting was held on October 14, 2020. Construction is underway. **Work is ongoing in response to the CKS punchlist; two items remain to be completed.**
70. Stone Hill Meadows Phase 2– Twp. #LMT 16-062 (CKS #12506-66) – We have met with the developer and site contractor to discuss ongoing erosion control and drainage concerns. Repairs and corrections are underway. **The updated CKS punchlist was distributed on June 15, 2023.**
71. CVS Pharmacy Route 100 & Willow Lane – Twp. #LMT 15-043 (CKS #12506-97) – An updated punchlist has been prepared. **No update has been provided by the contractor.**
72. Spring Creek Properties Lot 7 – #LMT 18-051 (CKS #12506-77) - CKS has transitioned into a full-time inspection role for this project. A final punchlist will be distributed shortly.
73. Grandview/Weis Markets – Twp. #LMT 14-043 (CKS #12506-89) – Construction is nearly complete. **The punchlist is being prepared.**
74. Shepherd's Corner – Twp. #LMT 09-18 (CKS #12506-63) – The preconstruction meeting was held on January 22, 2021. Construction is nearly complete. **Work is ongoing in response to the CKS punchlist, a few items remain to be completed.**
75. Millbrook Farms VI Twp. #LMT 17-066 (CKS #12506-71) – Home construction continues. The applicant has requested commencement of project closeout process. Work is ongoing in response to the CKS punchlist.
76. Mountain View Estates Twp. #18-059 (CKS #12506-98) – The preconstruction meeting was held on June 10, 2021. Construction is underway. The infrastructure is nearly complete.
77. Air Products – New Headquarters Twp. #18-069 (CKS #12506-76) – The site improvements in the Lower Macungie portion of this project are mostly complete. Construction continues at the site overall. A punchlist was prepared and distributed. **Basin conversion remains to be done.**
78. U-Haul of Lower Macungie LMT 19-036 (CKS #12506-61) – The preconstruction meeting was held on August 31, 2021. Erosion controls have been installed. Earthwork, and utility and building construction is in progress.
79. Hamilton Walk (formerly Schafer Run) LMT 04-042 (CKS #12506-70) - The preconstruction meeting was held on September 15, 2021. Erosion controls have been installed. Earthwork and utility construction is in progress. Construction continues.
80. Indian Creek Village – Lot 3 (CKS #12506-57) – The preconstruction meeting was held on March 10, 2022. Sitework is nearly complete. **We anticipate this project being completed shortly.**

81. Green Acres Land Development – Twp. #LMT-17-034 (CKS #12506-52) – The applicant proposes to develop the 5.25-acre site on Schantz Road to contain a 13,500 SF retail building, 7,500 SF accessory/storage building and outdoor storage/display area as well as parking areas. The project is under construction. The applicant has installed a retaining wall that was not part of the approved plan. Review of the effects the installation has on the approved design is under consideration. The sitework is 95% complete. The certificate of occupancy has been issued.
82. 7000 Alburtis Road, Mack Trucks, Inc. – Twp. #LMT19-042 (CKS #12506-109) - The applicant proposes to expand the parking lot to the southern portion of the property and construct a driveway connection to Orchard Road. The preconstruction meeting was held on March 23, 2022. Construction is underway; the contractor will be moving on to the parking lot construction, now that the Orchard Road access is in. **Sitework is nearly complete. A punchlist is being prepared.**
83. 4400-4478 Cedarbrook Road – Guardian Storage LD and CU – Twp. #DE 21-004 (CKS #12506-107)
- The applicant proposes to construct a 120,000 SF of self-storage building on the resulting parcel. The preconstruction meeting was held on July 6, 2022. **Construction is nearly complete. The certificate of occupancy will be issued shortly and the punchlist is being prepared.**
84. Home Depot, Hamilton Boulevard – Final Plan (CKS #12506-122)
- This project was previously approved, and the site improvements mostly completed, as part of a multi parcel land development. The parcel containing the Home Depot is being renewed for completion. The applicant proposes to construct the Home Depot building and complete the improvements associated with that building. The Board granted final approval at their meeting held on August 18, 2022. The preconstruction meeting was held on August 13, 2022. **Site construction is underway. The certificate of occupancy is expected to be issued shortly.**
85. Posh Properties 4316, 4320, 4330 & 4344 Hamilton Boulevard - Land Development - TWP # DE-21-015 (CKS #12506-119)
- The applicant is proposing to construct a 112,005 SF of self-storage building and a 9,100 SF daycare on the resulting parcel. The buildings will be served by a parking lot, an aboveground and an underground stormwater management facilities, public water and sanitary sewer via a single access driveway from Service Road No. 1 cul-de-sac. The land development plan received approval at the April 7, 2022, Board of Commissioners meeting. Final plans have been approved. The preconstruction meeting was held on October 13, 2022. **Site construction is ongoing.**
86. 3369 Route 100, Embree Development Group, Inc. Conditional Use - Twp. #DE-21-017 (CKS #12506-120:01)
- The applicant proposes redevelopment of the approximately 6.98-acre parcel on the north side of PA Route 100 in the C-Commercial Zoning District. The proposed improvements include two buildings, one of which is a hospital, the other a medical office building. The Board granted approval at their meeting held on August 4, 2022. Plans and Agreements have been recorded. The project is under construction.
87. ABE Doors Land Development – Twp. #DE-20-006 (CKS #12506-62)
- The applicant proposes to consolidate and redevelop three parcels along Hamilton Boulevard. Plans were submitted and the CKS review was distributed on July 24, 2020. The project received

approval Resolution 2021-09. Recording documents are being coordinated with Township staff and the applicant. The plans and agreements were recorded. The preconstruction meeting was held on January 30, 2023. **Construction is underway. Various field changes have been submitted and reviewed.**

88. **6265 Hamilton Boulevard, Trexlertown Chick-fil-A Renovation Land Development – Twp. #DE-22-005 (CKS #12506-134)**

The owner of the existing Chick-fil-A restaurant proposes to expand the existing building by 301 square feet to provide additional kitchen and preparation areas within the facility, for a total of 4,758 square feet. The primary access drive to and from Hamilton Blvd (SR6222) will not be changed. The site layout is being modified to include dual drive-thru lanes to provide improved site circulation along with modifications to the parking lot layout. The preconstruction meeting was held on May 31, 2023. Construction is underway.

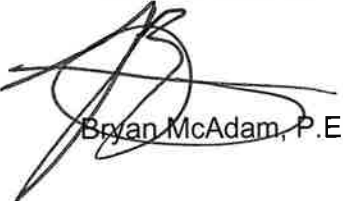
89. **6216 Hamilton Boulevard, Trexler Business Center Unit 5 (Wawa Drive-Thru) – Twp # DE-22-003 (CKS #12506-132)**

The parcel will contain a 2,030 square foot drive-thru Establishment. The plan proposes to provide driveway access to the common access drive as well as future connectivity to the adjacent unit 6. The lot/pad site is part of the previously approved and partially complete Trexler Business Center. The preconstruction meeting was held on May 31, 2023. Construction has not started yet.

PROJECTS IN MAINTENANCE PERIOD

90. As projects under construction are completed and the improvements accepted by the Township, we will note and track projects once they enter the maintenance period.

Respectfully submitted,
 CKS ENGINEERS, INC.
 Township Engineers



Bryan McAdam, P.E.

BMc/paf

- cc: Renea Flexer, Assistant Manager
- Nathan Jones, Director of Planning and Community Development
- Stan Cupp, Special Projects/Parks and Facilities Director
- Dennis Hinkle, Director of Public Works
- David Brooman, Esq., Township Solicitor
- Mark Fischer, Esq., Township Solicitor
- Joseph J. Nolan, P. E., CKS Engineers, Inc.
- James F. Weiss, CKS Engineers, Inc.
- Matt Soffa, CKS Engineers, Inc.
- Brian Cicak, P.E., CKS Engineers, Inc.
- Kim Flanders, CKS Engineers, Inc.
- File

TOWNSHIP OF LOWER MACUNGIE
Lehigh County, Pennsylvania

RESOLUTION NO. 2023-39
(Duly Adopted July 20, 2023)

**A RESOLUTION REDUCING THE FINANCIAL SECURITY
FOR THE COMMERCIAL LAND DEVELOPMENT OF
POSH STORAGE SOLUTIONS NO 1, LLC, LOCATED AT 4316, 4320, 4330 AND 4344
HAMILTON BOULEVARD, ALLENTOWN, PENNSYLVANIA**

WHEREAS, on April 7, 2022, pursuant to Resolution No. 2022-24, the Township of Lower Macungie approved a commercial land development by Posh Storage Solutions No 1, LLC (“Developer”) at 4316, 4320, 4330 and 4344 Hamilton Boulevard, Allentown, PA, which properties have since been consolidated under GIS PIN No. 548518947026-1 (collectively the “Development”); and

WHEREAS, pursuant to said approval, and a Letter of Credit Security Agreement dated October 31, 2022, Developer was required to post financial security, in the form of a Letter of Credit issued by FNCB Bank, to guarantee the installation of the improvements shown on the plans for the Development; and

WHEREAS, the original amount of said Letter of Credit posted to guarantee the installation of the improvements for the Development was One Million, Two Hundred Ten Thousand, Nine Hundred Two Dollars and Zero Cents (\$1,210,902.00); and

WHEREAS, the remaining fund balance of said Letter of Credit posted by Developer to guarantee the construction of the required improvements is Seven Hundred Eighteen Thousand, Seven Hundred Thirty-Five Dollars and Zero Cents (\$718,735.00); and

WHEREAS, the Developer has requested that said financial security be reduced to account for the completion of certain required improvements; and

WHEREAS, after review and verification, the Township Engineer, Bryan McAdam, P.E., of CKS Engineers, Inc., has recommended by letter dated June 22, 2023, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference, that the financial security for said improvements be reduced by One Hundred Sixty-Seven Thousand, Eight Hundred Twenty-Nine Dollars and Fifty Cents (\$167,829.50); and

NOW, THEREFORE, BE IT RESOLVED and it is hereby resolved by the Board of Commissioners of the Township of Lower Macungie that the remaining financial security posted by the Developer, in the amount of Seven Hundred Eighteen Thousand, Seven Hundred Thirty-Five Dollars and Zero Cents (\$718,735.00), shall be reduced to the sum of Five Hundred Fifty Thousand, Nine Hundred Five Dollars and Fifty-Seven Cents (\$550,905.50), and that One Hundred Sixty-Seven Thousand, Eight Hundred Twenty-Nine Dollars and Fifty Cents (\$167,829.50) shall be released.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to the Developer, Posh Storage Solutions No 1, LLC, and to FNCB Bank.

DULY ADOPTED this 20th day of July 2023, by the Board of Commissioners of Lower Macungie Township, in lawful session duly assembled.

LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS

ATTEST:

Renea Flexer, Secretary

Brian P. Higgins, President

EXHIBIT “A”



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

June 22, 2023
Ref: # 12506-119

Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Attention: Kim Molnar

Reference: Posh Properties (4316, 4320, 4330, 4344 Hamilton Boulevard)
Escrow Release No. Two (2)
(LMT# DE-21-015)

Dear Kim:

Enclosed please find the supporting documents for Escrow Release No. 2 for Posh Properties in Lower Macungie Township. We have reviewed the items for which the release is requested and, based on our field observation and review, we recommend that \$167,829.50 be released from the escrow account. The remaining balance in the escrow is \$550,905.50. Attached please also find a breakdown of the escrow amount which should accompany the escrow release certificate.

Please contact our office if you have any questions concerning this matter.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers

Bryan McAdam, P.E.

BMc/paf
Enclosure

cc: w/enclosures
Bruce Beitel, Township Manager
Nathan Jones, Community Development Director
Jeff Waltemyer, Director of Finance
Renea Flexer, Assistant Township Manager
David Brooman, Esq., Township Solicitor
Jason Posh, Applicant
File

REQUEST FOR RELEASE OF ESCROW FUNDS

Enclosed is Requisition Number Two (2) submitted in June 2023 and approved as noted in the amount detailed below.

Escrow Agent: FNCB Bank
 LOC (Dated 10/14/22)

Development Agreement Date: October 31, 2022

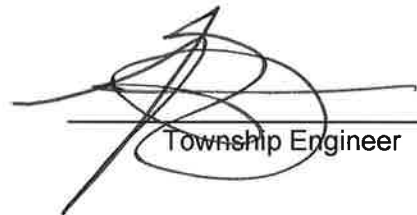
Subdivision: Posh Properties (4316, 4320, 4330,
 4344 Hamilton Boulevard)

Developer: Posh Storage Solutions, No 1 LLC

I hereby certify that I have inspected the improvements required for the above-designated subdivision: that I am satisfied that they have been completed, to the extent of this request, in a satisfactory manner; that the amount of the request is within the estimated cost of the improvements and does not exceed one hundred percent (100%) of the estimated costs. You are requested to authorize the release by the Escrow Agent of payment as listed below:

NAME AND ADDRESS OF PAYEE	WORK PERFORMED OR MATERIALS SUPPLIED	AMOUNT
Posh Storage Solutions No 1 LLC 2216 Willow Park Road Bethlehem, PA 18020	See Attached Breakdown Sheet	\$167,829.50

Date: June 22, 2023



Township Engineer

Escrow Fund Balance: \$ 718,735.00
 Amount of Request: \$ 167,829.50
 Current Balance*: \$ 550,905.50

You are hereby authorized to make payments to the payee(s) as listed in accordance with the terms of the above-mentioned Agreement.

Sincerely,
 Lower Macungie Township

 Jeff Waltemyer
 Director of Finance

LOWER MACUNGIE TOWNSHIP
 POSH PROPERTIES- SITE DEVELOPMENT
 REF: # 12506-119
 ESCROW FILE
 DATE: October 4, 2022

Release #2
 6/22/2023

ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	\$ THIS RELEASE	QTY REL TO DATE	\$ RELEASED TO DATE	BALANCE
A. EROSION CONTROL									
1. Construction Entrance	EA	2	\$ 3,500.00	\$ 7,000.00		\$ 0.00	0	\$ 0.00	\$ 7,000.00
2. 12 Inch Silt Sock	LF	473	\$ 6.50	\$ 3,074.50		\$ 0.00	0	\$ 0.00	\$ 3,074.50
3. 18 Inch Silt Sock	LF	566	\$ 7.50	\$ 4,245.00		\$ 0.00	0	\$ 0.00	\$ 4,245.00
4. 24 Inch Silt Sock	LF	320	\$ 9.00	\$ 2,880.00		\$ 0.00	0	\$ 0.00	\$ 2,880.00
5. Stone Inlet Protection	EA	2	\$ 250.00	\$ 500.00		\$ 0.00	0	\$ 0.00	\$ 500.00
6. Filter Bag Inlet Protection	EA	3	\$ 150.00	\$ 450.00		\$ 0.00	0	\$ 0.00	\$ 450.00
7. Rock Filter	EA	2	\$ 150.00	\$ 300.00		\$ 0.00	0	\$ 0.00	\$ 300.00
8. Concrete Washout	EA	2	\$ 500.00	\$ 1,000.00		\$ 0.00	0	\$ 0.00	\$ 1,000.00
9. Tree Protection Fence	LF	1,016	\$ 5.00	\$ 5,080.00		\$ 0.00	0	\$ 0.00	\$ 5,080.00
10. Temporary Construction Fence	LF	340	\$ 5.00	\$ 1,700.00		\$ 0.00	0	\$ 0.00	\$ 1,700.00
11. Soil Stockpile	EA	2	\$ 750.00	\$ 1,500.00		\$ 0.00	0	\$ 0.00	\$ 1,500.00
12. Erosion Control Matting	SF	22,520	\$ 0.20	\$ 4,504.00		\$ 0.00	0	\$ 0.00	\$ 4,504.00
13. RipRap & Filter Fabric	LS	1	\$ 1,900.00	\$ 1,900.00		\$ 0.00	0	\$ 0.00	\$ 1,900.00
14. Anti Seep Collar	EA	4	\$ 400.00	\$ 1,600.00		\$ 0.00	0	\$ 0.00	\$ 1,600.00
15. Maintinance of E&S	LS	1	\$ 5,000.00	\$ 5,000.00		\$ 0.00	0	\$ 0.00	\$ 5,000.00
16. BMP Notice of Termination	LS	1	\$ 5,000.00	\$ 5,000.00		\$ 0.00	0	\$ 0.00	\$ 5,000.00
17. Temporary Seeding and Mulching	LS	1	\$ 3,500.00	\$ 3,500.00		\$ 0.00	0	\$ 0.00	\$ 3,500.00
18. Water Quality Inlet Insert	EA	2	\$ 1,750.00	\$ 3,500.00		\$ 0.00	0	\$ 0.00	\$ 3,500.00
19. BMP 2 Berm Grading	LS	1	\$ 5,000.00	\$ 5,000.00		\$ 0.00	0	\$ 0.00	\$ 5,000.00
B. EARTHWORK									
1. Earthwork & Grading	LS	1	\$ 25,000.00	\$ 25,000.00		\$ 0.00	0	\$ 0.00	\$ 25,000.00
C. DEMOLITION									
1. Building Removal	SF	5,358	\$ 3.50	\$ 18,753.00		\$ 0.00	5358	\$ 0.00	\$ 18,753.00
2. Curb Removal	LF	70	\$ 8.00	\$ 560.00		\$ 0.00	70	\$ 0.00	\$ 560.00
3. Asphalt Pavement Removal	LS	1	\$ 1,500.00	\$ 1,500.00		\$ 0.00	1	\$ 0.00	\$ 1,500.00
4. Gravel Removal	LS	1	\$ 2,500.00	\$ 2,500.00		\$ 0.00	1	\$ 0.00	\$ 2,500.00
5. Fence Removal	LF	140	\$ 2.95	\$ 413.00		\$ 0.00	140	\$ 0.00	\$ 413.00
6. Tree Removal	LS	1	\$ 15,400.00	\$ 15,400.00		\$ 0.00	1	\$ 0.00	\$ 15,400.00
D. SANITARY SEWER									
1. Connect to Existing	EA	1	\$ 2,500.00	\$ 2,500.00	0.5	\$ 1,250.00	0.50	\$ 1,250.00	\$ 1,250.00
2. 8 inch PVC	LF	316	\$ 45.00	\$ 14,220.00	316	\$ 14,220.00	316	\$ 14,220.00	\$ 0.00
2. 6 Inch PVC	LF	147	\$ 35.00	\$ 5,145.00	147	\$ 5,145.00	147	\$ 5,145.00	\$ 0.00
3. 4 Inch PVC	LF	126	\$ 27.00	\$ 3,402.00	126	\$ 3,402.00	126	\$ 3,402.00	\$ 0.00
4. Clean Out	EA	3	\$ 300.00	\$ 900.00	3	\$ 900.00	3	\$ 900.00	\$ 0.00
5. 4 Foot MH	EA	2	\$ 4,400.00	\$ 8,800.00	2	\$ 8,800.00	2	\$ 8,800.00	\$ 0.00
6. Sanitary Line Testing	LS	1	\$ 5,000.00	\$ 5,000.00	0.5	\$ 2,500.00	0.50	\$ 2,500.00	\$ 2,500.00
7. Paved Trench Restoration	SY	140	\$ 40.00	\$ 5,600.00		\$ 0.00	0	\$ 0.00	\$ 5,600.00

LOWER MACUNGIE TOWNSHIP
 POSH PROPERTIES- SITE DEVELOPMENT
 REF: # 12506-119
 ESCROW FILE
 DATE: October 4, 2022

Release #2
 6/22/2023

ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	\$ THIS RELEASE	QTY REL TO DATE	\$ RELEASED TO DATE	BALANCE
E. STORM SEWER									
1.	PennDot Type C Inlet	EA	1	\$ 2,500.00	\$ 2,500.00	\$ 0.00	0	\$ 0.00	\$ 2,500.00
2.	PennDot Type M Inlet	EA	6	\$ 2,500.00	\$ 15,000.00	\$ 0.00	5	\$ 12,500.00	\$ 2,500.00
3.	Outlet Control Structure	EA	2	\$ 3,000.00	\$ 6,000.00	\$ 0.00	2	\$ 6,000.00	\$ 0.00
4.	4 Foot Storm MH	EA	4	\$ 2,700.00	\$ 10,800.00	\$ 0.00	4	\$ 10,800.00	\$ 0.00
5.	Cleanout	EA	10	\$ 300.00	\$ 3,000.00	\$ 0.00	0	\$ 0.00	\$ 3,000.00
6.	6 Inch Underdrain - BMP 2	LF	100	\$ 30.00	\$ 3,000.00	\$ 0.00	0	\$ 0.00	\$ 3,000.00
7.	10 Inch HDPE	LF	336	\$ 30.00	\$ 10,080.00	\$ 0.00	136	\$ 4,080.00	\$ 6,000.00
8.	15 Inch HDPE	LF	590	\$ 34.00	\$ 20,060.00	\$ 0.00	500	\$ 17,000.00	\$ 3,060.00
9.	15 Inch Concrete Headwall	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 0.00	1	\$ 1,500.00	\$ 0.00
10.	Underground Basin	LS	1	\$ 436,287.00	\$ 436,287.00	\$ 0.00	1	\$ 436,287.00	\$ 0.00
11.	Level Spreader	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 0.00	2	\$ 4,000.00	\$ 0.00
F. PARKING LOT CONSTRUCTION									
1.	1.5" 9.5MM - Superpave HMA Wearing	SY	2,610	\$ 11.00	\$ 28,710.00	\$ 0.00	0	\$ 0.00	\$ 28,710.00
2.	4" 25MM Superpave HMA Base Course	SY	2,610	\$ 14.25	\$ 37,192.50	2610	\$ 37,192.50	2610	\$ 0.00
3.	6" 2A Modified Aggregate Stone Subbase	SY	2,610	\$ 6.00	\$ 15,660.00	2610	\$ 15,660.00	2610	\$ 0.00
4.	Concrete Sidewalk	SY	5,513	\$ 6.00	\$ 33,078.00	4400	\$ 26,400.00	4400	\$ 6,678.00
5.	Heavy Duty Concrete Dumpster Pad	SF	750	\$ 33.80	\$ 25,350.00	750	\$ 25,350.00	750	\$ 0.00
6.	Curb	LF	934	\$ 15.00	\$ 14,010.00	934	\$ 14,010.00	934	\$ 0.00
7.	Handicap Ramp	EA	7	\$ 1,000.00	\$ 7,000.00	5	\$ 5,000.00	5	\$ 2,000.00
8.	Detectable Warning Surface	SF	40	\$ 80.00	\$ 3,200.00	30	\$ 2,400.00	30	\$ 800.00
9.	Geoblock 5150 Grass Pavers	SF	5,820	\$ 12.00	\$ 69,840.00	\$ 0.00	0	\$ 0.00	\$ 69,840.00
10.	Concrete Bollards	EA	32	\$ 350.00	\$ 11,200.00	16	\$ 5,600.00	16	\$ 5,600.00
G. SIGNS AND PAVEMENT MARKINGS									
1.	Traffic Control Signs (includes directional signs)	EA	4	\$ 250.00	\$ 1,000.00	\$ 0.00	0	\$ 0.00	\$ 1,000.00
2.	Handicap Parking Signs	EA	3	\$ 225.00	\$ 675.00	\$ 0.00	0	\$ 0.00	\$ 675.00
3.	Parking Lot Striping	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 0.00	0	\$ 0.00	\$ 5,000.00
4.	Painted Handicap Parking Symbols	EA	3	\$ 125.00	\$ 375.00	\$ 0.00	0	\$ 0.00	\$ 375.00
H. LANDSCAPING									
1.	Shade Trees (2 1/2 Inches - 3 Inches Caliper)	EA	23	\$ 400.00	\$ 9,200.00	\$ 0.00	0	\$ 0.00	\$ 9,200.00
2.	Ornamental Trees (2 Inches - 2 1/2 Inches & 8 Feet - 10 Feet)	EA	9	\$ 350.00	\$ 3,150.00	\$ 0.00	0	\$ 0.00	\$ 3,150.00
3.	Evergren Trees (6 Feet - 8 Feet)	EA	68	\$ 280.00	\$ 19,040.00	\$ 0.00	0	\$ 0.00	\$ 19,040.00
4.	Evergreen and Decisuous Shrubs	EA	125	\$ 75.00	\$ 9,375.00	\$ 0.00	0	\$ 0.00	\$ 9,375.00
5.	Grasses	EA	7	\$ 12.00	\$ 84.00	\$ 0.00	0	\$ 0.00	\$ 84.00
6.	Permanent Seeding and Mulching	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 0.00	0	\$ 0.00	\$ 3,500.00
7.	Basin Ernst Rain Garden Seeding Mix	SY	550	\$ 5.00	\$ 2,750.00	\$ 0.00	0	\$ 0.00	\$ 2,750.00
8.	Modular Block Wall	SF	929	\$ 28.00	\$ 26,012.00	\$ 0.00	0	\$ 0.00	\$ 26,012.00
9.	Decorative Fence	LF	545	\$ 25.00	\$ 13,625.00	\$ 0.00	0	\$ 0.00	\$ 13,625.00
10.	Chain Link Fence	LF	72	\$ 15.00	\$ 1,080.00	\$ 0.00	0	\$ 0.00	\$ 1,080.00
11.	Wooden Guide Rail	LF	125	\$ 80.00	\$ 10,000.00	\$ 0.00	0	\$ 0.00	\$ 10,000.00

LOWER MACUNGIE TOWNSHIP
 POSH PROPERTIES- SITE DEVELOPMENT
 REF: # 12506-119
 ESCROW FILE
 DATE: October 4, 2022

Release #2
 6/22/2023

ITEM	UNIT	QTY	UNIT COST	TOTAL	QTY THIS RELEASE	\$ THIS RELEASE	QTY REL TO DATE	\$ RELEASED TO DATE	BALANCE
I. LIGHTING							0		
1. Pole Mounted LED Light (single)	EA	4	\$ 3,400.00	\$ 13,600.00		\$ 0.00	0	\$ 0.00	\$ 13,600.00
2. Wall Mounted Light	EA	8	\$ 1,700.00	\$ 13,600.00		\$ 0.00	0	\$ 0.00	\$ 13,600.00
J. MISCELLANEOUS									
1. 12 Feet - 6 Inches x 25 Feet Trash Enclosure	EA	1	\$ 5,000.00	\$ 5,000.00		\$ 0.00	0	\$ 0.00	\$ 5,000.00
2. Concrete Monuments	EA	7	\$ 225.00	\$ 1,575.00		\$ 0.00	0	\$ 0.00	\$ 1,575.00
3. Reflective Guide Poles (Fire Lane Markers)	EA	19	\$ 15.00	\$ 285.00		\$ 0.00	0	\$ 0.00	\$ 285.00
4. Mobilization/Demobilization	LS	1	\$ 10,000.00	\$ 10,000.00		\$ 0.00	0	\$ 0.00	\$ 10,000.00
5. Construction Layout/Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ 0.00	0	\$ 0.00	\$ 10,000.00
6. As Built Plans	LS	1	\$ 5,000.00	\$ 5,000.00		\$ 0.00	0	\$ 0.00	\$ 5,000.00
7. Township sign	LS	1	\$ 12,000.00	\$ 12,000.00		\$ 0.00	0	\$ 0.00	\$ 12,000.00
SUBTOTAL CONSTRUCTION COSTS				<u>\$ 1,100,820.00</u>					
K. CONTINGENCIES									
1 10% Contingency	LS	1	\$ 110,082.00	\$ 110,082.00		\$ 0.00	0	\$ 0.00	\$ 110,082.00
TOTAL ESCROW REQ.									<u>\$ 1,210,902.00</u>
TOTAL THIS RELEASE									<u>\$ 167,829.50</u>
RELEASED TO DATE									<u>\$ 659,996.50</u>
REMAINING BALANCE									<u>\$ 550,905.50</u>

TOWNSHIP OF LOWER MACUNGIE
Lehigh County, Pennsylvania

RESOLUTION NO. 2023-40
(Duly Adopted July 20, 2023)

**A RESOLUTION REDUCING AND TERMINATING THE FINANCIAL SECURITY,
AND CLOSING OUT THE HAMILTON CROSSINGS SHOPPING CENTER
DEVELOPMENT PROJECT**

WHEREAS, the Board of Commissioners of Lower Macungie Township approved the subdivision and land development project known as the Hamilton Crossings Shopping Center (the “Development”), pursuant to Resolution Nos. 2014-04 and 2014-05, adopted April 3, 2014, and Resolution Nos. 2014-13, 2014-14, and 2014-15, adopted on June 5, 2014; and

WHEREAS, pursuant to said approvals, the Developer, TGG/TCH Hamilton Crossings Associates, L.P. (“Developer”), entered into a Land Development Agreement effective March 25, 2015 and recorded with the Lehigh County Recorder of Deeds at Instrument No. 2015008104, requiring the Developer to post financial security to guarantee the construction of certain required improvements for the Development, which security was previously closed out and released; and

WHEREAS, the Development was considered substantially complete on December 1, 2016, commencing an eighteen (18) month maintenance period running through June 1, 2018; and

WHEREAS, on or about April 24, 2018, a punch list was prepared for items outside of the NPDES permit for the Development, with the total value of said punch list items being \$42,600.00; and

WHEREAS, at that time, rather than create a new letter of credit for the Development, the Developer and the Township agreed that the Township would use the existing cash escrow deposited with the Township as the financial security for the punch list work, the value of which was approximately \$141,000 at that time; and

WHEREAS, the Developer completed all of the required punch list items, leaving the Notice of Termination of the NPDES permit for the Development as the last remaining item needed for the closeout of the Development project and related financial security; and

WHEREAS, the Notice of Termination of the NPDES permit was issued on July 7, 2023 and the as-built plans for the Development have been recorded; and

WHEREAS, the Township holds two cash escrow accounts in regard to the Development, one with a remaining fund balance Seventy-Four Thousand, Four Hundred Ninety-Two Dollars and Forty-Eight Cents (\$74,492.48) and the other with a remaining fund balance of Three Thousand, Two Hundred Thirty-Four Dollars and Fourteen Cents (\$3,234.14); and

WHEREAS, the Developer has requested the remaining financial security for the Development be reduced to zero to account for the completion of the required improvements, the recording of the as-built plans, the termination of the NPDES permit, and the end of any financial security needed for the Development; and

WHEREAS, Alan R. Fornwalt, P.E., of Keystone Consulting Engineers, Inc., the former Township Engineer that oversaw this project for the Township, has by letter dated March 8, 2023, a copy of which is attached hereto as Exhibit "1" and incorporated herein by reference, has certified that all improvements required under the Land Development Agreement and the related punch list have been completed, and recommended that the Development project be closed out; and

NOW, THEREFORE, BE IT RESOLVED and it is hereby resolved by the Board of Commissioners of the Township of Lower Macungie that:

1. Within sixty (60) days of the date of this resolution, after the payment of any remaining professional fees and other amounts owed to the Township in regard to the Development, the remaining financial security posted by the Developer in regard to the Development shall be released and reduced to Zero (\$0.00).
2. The termination of the financial security for the Development and the closeout of the Development project are approved.
3. A copy of this Resolution shall be sent to the Developer, TGG/TCH Hamilton Crossings Associates, L.P.

DULY ADOPTED this 20th day of July 2023, by the Board of Commissioners of Lower Macungie Township, in lawful session duly assembled.

LOWER MACUNGIE TOWNSHIP
BOARD OF COMMISSIONERS

ATTEST:

Renea Flexer, Secretary

Brian P. Higgins, President

EXHIBIT “1”



March 8, 2023

Nathan Jones, AICP
Director of Planning & Community Development
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Re: Hamilton Crossings Shopping Center (Project #'s LMT 09-026, LMT 09-028 and LMT 13-043)
Project Closeout Status
Request to Process Final Cash Escrow Release with Lower Macungie Township

Dear Nathan:

I am writing to provide an update to Lower Macungie Township concerning the status of the Hamilton Crossings Shopping Center development with regards to project closeout. This large project has a history with the Township in excess of 15 years of planning design, construction and operation. The project received many sources of funding and consideration which are not the norm in most projects historically within the Township. The Township had partnered with the Developer on many of those sources of funding to deal with historical mine wash waste, traffic improvements and other items.

At this point in time, the last item for project closeout is the termination of the NPDES permitting process with PA DEP via a Notice of Termination (NOT). This milestone is expected in the near future as the Lehigh County Conservation District has accepted the project for closeout following recordation of the as-built plans. This documentation has been prepared and recordation is expected soon.

The maintenance period of the public improvements has been completed. Cash escrow is still held with Lower Macungie Township for the project which was turned from escrow for professional services to include security for the final punch list which was prepared and agreed upon between the Township and Developer in April 2018.

A brief overview of the history of this project and some of the funding sources that have been involved are as follows:

- 1) The Project received conditional use approval at the LMT BOC meeting December 4, 2013.
- 2) The Project was approved by means of three different resolutions, as follows:
 - a. **Resolution #2014-13 (Diocese North Property subdivision)** duly adopted by the LMT BOC on June 5, 2014.

- i. The subdivision of property located at the northeast corner of the intersection of the SR 222 Bypass and N. Krocks Road which was subdivided into three properties, one of which is approximately 10 acres in area and serves as a large detention and infiltration facility for regional stormwater management.
 - b. **Resolution #2014-14 (Hamilton Crossings Southwest)** duly adopted by the LMT BOC on June 5, 2014.
 - i. This is the parcel located at the northwest corner of the intersection of Hamilton Boulevard and N. Krocks Road (currently Outback Steakhouse).
 - c. **Resolution #2014-15 (Hamilton Crossings Northwest and East)** duly adopted by the LMT BOC on June 5, 2014.
 - i. All portions of the Hamilton Crossings Shopping Center Development except what is included in Resolutions No's. 2014-13 and 2014-14, listed above and otherwise referred to as Hamilton Crossings Northwest and Hamilton Crossings East.
- 3) Tax Increment Financing (TIF) & Business in Our Sites Loan (Bios)
 - a. Tax Increment Financing Plan, revised April 16, 2014.
 - b. Tax Increment Financing District established by the Lehigh Valley Economic Development Corporation (LVEDC) and Lehigh County Industrial Development Authority (LCIDA).
 - c. This financing helped fund the removal/stabilization of unsuitable soils (mine wash) which were present from historical iron ore mining operations on the property.
- 4) Governor's Transportation Infrastructure Investment Fund (PennDOT/LVPC) MPMS #102633
 - a. \$6.35 million in funding for transportation improvements on SR 222, intersection with N. Krocks Road
 - i. Reimbursement Grant Agreement (LMT and PennDOT)
 - ii. Construction of collector-distributor roadway along the south side of SR 222
 - iii. Improvements to SR 222 and N. Krocks Road
 - iv. Installation of adaptive traffic signal technology at several intersections surrounding the development.
- 5) Pennsylvania Infrastructure Bank Loan/Tax Increment Financing (PIB/TIF)
 - a. Highway Occupancy Permit (HOP) improvements on Hamilton Boulevard and N. Krocks Road
- 6) Redevelopment Assistance Capital Program Grant (RACP)
 - a. Used to help offset mine wash remediation on Costco site
- 7) Industrial Sites Reuse Program Grant (ISRP)
 - a. Used to help offset mine wash remediation on retail area around Target and Dicks Sporting Goods and other nearby retail sites
- 8) Due to various sources of outside funding for this large project, financial security between the Developer and Lower Macungie Township were handled through various means. However, the overarching Land Development Agreement dated March 12, 2015 is recorded as Instrument #

2015008104 in the Lehigh County Recorder of Deeds office. Construction items such as roadway improvements, traffic signal improvements, adaptive traffic signal improvements sanitary sewer improvements were all held with various agreements and arrangements through various grants.

- a. A total of \$15,357,891 in financial security was held through multi-party letters of credit for aspects not involving outside grant sources.
- b. These items were previously closed out and released.

9) Roadway and Traffic Improvements on SR 222, collector-distributor roadway and adaptive traffic signal technology

- a. These improvements were accepted at time of final payment processed through PennDOT for final Application for Payment #26 for period ending July 25, 2017.

10) Deeds of Dedication

- a. Deeds of Dedication for sanitary sewer and stormwater related to Lower Macungie Township throughout the development were determined to be recorded in accordance with facility as-built locations. These easements were recorded with Document ID #2020007560 on March 11, 2020, at the Lehigh County Recorder of Deeds. All pipe video inspection was completed before this recordation and started the 18-month maintenance period, which has now passed.

11) NPDES Permitting

- a. Municipal Consistency Letter was issued January 9, 2015 and updated December 14, 2021.
- b. The property owner has received acknowledgement from the Lehigh County Conservation District that a Notice of Termination (NOT) can be issued for this project by the Pennsylvania Department of Environmental Protection (PA DEP) once the as-built plans for the stormwater management systems and BMPs are recorded. The as-built survey and plans have been completed and are expected to be recorded in the very near future.

12) Project security, maintenance period and punch list towards end of project

- a. The overall project received a status as substantially complete on December 1, 2016. [Exhibit 'A']
- b. The maintenance period then ran for 18 months (through June 1, 2018).
- c. A punch list was prepared April 24, 2018. Values for each item were established at a total value of \$42,600.00 for items outside of the NPDES permitting with PA DEP. [Exhibit 'B']
- d. Neither the Developer nor the Township sought to create a new letter of credit as the old one was expiring. Instead, both the Township and Developer agreed to use the cash escrow which was still held with the Township (value approximately \$141,000 at the time) to cover the final maintenance period punch list. [Exhibit 'C']
- e. All items on the punch list were completed except for the closeout of the NPDES permit.
- f. Notice of Termination (NOT) for the NPDES permit items is expected to be issued by PA DEP in the next couple of weeks following recordation of the as-built plans which have been prepared.

Following the outstanding NPDES permit closeout for the project, the Developer would like to close out the project with the Township. All other aspects (with exception of cash escrow account) have previously been

Nathan Jones, AICP
Hamilton Crossings Project Closeout
Lower Macungie Township
March 8, 2023

closed and maintenance periods completed. The Developer is requesting closeout of the cash escrow account to complete the project.

Sincerely,

KEYSTONE CONSULTING ENGINEERS, INC.



Alan R. Fornwalt, P.E., MBA&E

cc: Bruce Beitel, Lower Macungie Township Manager (via email)
Renea Flexer, Lower Macungie Township Assistant Manager (via email)
Vince Tranguch, Code Compliance, Lower Macungie Township (via email)
Kim Molnar, Lower Macungie Township, Accounts Payable (via email)
Carlo Cifarelli, Senior Vice President – Design and Construction, The Goldenberg Group
Elisa Highley, Keystone Consulting Engineers (via email)
Mark Heffner, Keystone Consulting Engineers (via email)

P:\LMT\2015\LMT15-041 - Hamilton Crossings Construction Inspection\LMT 15-041 doc\23-03-08 Ltr to Nathan Jones-Hamilton Crossings, Project Closeout.docx

EXHIBIT A



CIVIL ENGINEERS & SURVEYORS

6235 Hamilton Boulevard, Suite 100, Wescosville, PA 18106-9797 • 610-395-0971 • FAX 610-391-8942

East Office: Bethlehem, **West Office:** Wescosville, **North Office:** Kresgeville

December 19, 2016

Bruce Fosselman, Township Manager
Lower Macungie Township
3400 Brookside Road
Macungie, PA 18062

Re: Lower Macungie Township
Hamilton Crossings
Substantial Completion/Dedication

Bruce:

The above referenced project has been substantially completed on December 1, 2016 for dedication.

Please note the following:

- 1.) Maintenance Period to run to June 1, 2018 for utility improvements.
- 2.) Existing punchlist items to be completed during Maintenance Period.

If you have any questions, do not hesitate to call.

Sincerely,

Keystone Consulting Engineers, Inc.

A handwritten signature in black ink, appearing to read 'M. Heffner', is written over a light blue horizontal line.

Mark D. Heffner
Township Representative

MDH/js
Enc.

Pc: Donna Fowler, Administrative Assistant, Dept. of Public Works, Lower Macungie Township w/enc.
Dennis Hinkel, Director of Public Works, Lower Macungie Township
Mark Danishefsky, Sewer Crew Chief, Lower Macungie Township
Randy Schmeltzle, Roads Crew Chief, Lower Macungie Township
Carlo Cifarelli, The Goldenberg Group

EXHIBIT B

Hamilton Crossings
Overall Site Punch List
April 24, 2018

1. General Site Improvement

- a. Close out of Department of Environmental Protection and Lehigh County Conservation District Permits.

2. Curbing Improvements

- a. Curbing to be addressed per Howard Todd's email November 15, 2017. See attached photos and red curbing reference in 'Exhibit A'. **\$15,000.00**

3. North Krock's Road Improvements

- a. Patch paving around manholes is determined to be unacceptable. **\$3,000.00**
- b. HC 26 sanitary manhole – frame is chipped and too high, should be recessed ¼. **\$1,000.00**
- c. HC 40 sanitary manhole – frame is too high, should be recessed ¼. **\$1,000.00**
- d. Large depression in pavement – indicated in 'Exhibit B'. **\$15,000.00**
- e. All cold joints must be sealed. **\$500.00**

4. Landscaping Improvements

- a. Landscaping improvements and locations to be fixed in accordance to the on-going landscaping punch list attached separately at a later date.

5. North Basin Improvements

- a. Slope sides of the 'Overflow Swale with Infiltration Pools' have not been successfully stabilized causing wash-outs along the slopes. These slopes will need to be stabilized with the seed as per approved plans. **\$2,000.00**
- b. Wire fencing not complete shown in attached reference 'Exhibit C'. **\$1,000.00**
- c. Landscaping improvements for the North Basin to be referenced in the on-going Landscaping punch list attached separately under a different cover.
- d. E&S controls to be removed once areas are stabilized in accordance to the LCCD regulations for improvements. **\$2,000.00**

6. Additional Items

- a. Gate in the north-east most corner of the north property is broken see attached photo in 'Exhibit D'. **\$1,000.00**
- b. Structure NO1 is settling see attached photo attached in 'Exhibit D'.
- c. Sandbags and plywood were observed in NL7, NL6B, NL6, NL5, NL4, and NL3 blocking out flow pipe to the infiltration basins. These are to be removed. **\$100.00**
- d. Flared end sections: NL5A, NS3, and out of NC06 are to be cleaned out as mud and silt has accumulated in these structures. See photo in 'Exhibit D' for reference **\$1,000.00**
- e. Infiltration/Stilling Basin appears to not be infiltrating in the north-east most corner of the north property. See attached photo in 'Exhibit D' for reference.

TOTAL \$42,600.00

EXHIBIT C

Alan Fornwalt

From: Alan Fornwalt <aforwalt@kceinc.com>
Sent: Wednesday, July 11, 2018 10:54 AM
To: Bruce Fosselman; Carlo Cifarelli; Mark Heffner; Graeme Howard; Eric Krawczyk
Cc: Kim Molnar; Mark Heffner
Subject: RE: Hamilton Crossings - Township Maintenance Punchlist Cost Estimate.

Follow Up Flag: Follow up
Flag Status: Flagged

Carlo,

I am now back from vacation. Yes, using the cash kept in escrow can be used as the security for the punchlist items. Do you have any updates on the punchlist items?

Alan

-----Original Message-----

From: Bruce Fosselman [mailto:BFosselman@lowermac.com]
Sent: Wednesday, July 11, 2018 8:23 AM
To: Carlo Cifarelli <ccifarelli@GOLDENBERGgroup.com>; Mark Heffner <mheffner@kceinc.com>; Alan Fornwalt <aforwalt@kceinc.com>; Graeme Howard <ghoward@GOLDENBERGgroup.com>; Eric Krawczyk <ekrawczyk@GOLDENBERGgroup.com>
Cc: Kim Molnar <KMolnar@lowermac.com>
Subject: RE: Hamilton Crossings - Township Maintenance Punchlist Cost Estimate.

Carlo:
I will defer to Alan

-----Original Message-----

From: Carlo Cifarelli [mailto:ccifarelli@GOLDENBERGgroup.com]
Sent: Wednesday, July 11, 2018 8:21 AM
To: Mark Heffner <mheffner@kceinc.com>; Alan Fornwalt <aforwalt@kceinc.com>; Graeme Howard <ghoward@GOLDENBERGgroup.com>; Eric Krawczyk <ekrawczyk@GOLDENBERGgroup.com>
Cc: Kim Molnar <KMolnar@lowermac.com>; Bruce Fosselman <BFosselman@lowermac.com>
Subject: RE: Hamilton Crossings - Township Maintenance Punchlist Cost Estimate.

Gentlemen-

Can I please get a response to this email!

Regards,
Carlo Cifarelli
Vice President - Design & Construction
The Goldenberg Group, Inc.
350 Sentry Parkway
Blue Bell, PA 19422
tele. 610-260-9600

mobile. [REDACTED]

-----Original Message-----

From: Carlo Cifarelli

Sent: Thursday, June 21, 2018 10:01 AM

To: 'Mark Heffner' <mheffner@kceinc.com>; 'Alan Fornwalt' <aforwalt@kceinc.com>; Graeme Howard <ghoward@GOLDENBERGgroup.com>; Eric Krawczyk <ekrawczyk@GOLDENBERGgroup.com>

Cc: 'Kim Molnar' <KMolnar@lowermac.com>; Bruce Fosselman <BFosselman@lowermac.com>

Subject: RE: Hamilton Crossings - Township Maintenance Punchlist Cost Estimate.

Alan - Did you give this any thought?

Bruce - do you want to weigh in on this?

Regards,

Carlo Cifarelli

Vice President - Design & Construction

The Goldenberg Group, Inc.

350 Sentry Parkway

Blue Bell, PA 19422

tele. 610-260-9600

mobile. [REDACTED]

-----Original Message-----

From: Carlo Cifarelli

Sent: Monday, June 18, 2018 5:45 PM

To: Mark Heffner <mheffner@kceinc.com>; Alan Fornwalt <aforwalt@kceinc.com>; Graeme Howard <ghoward@GOLDENBERGgroup.com>; Eric Krawczyk <ekrawczyk@GOLDENBERGgroup.com>

Subject: RE: Hamilton Crossings - Township Maintenance Punchlist Cost Estimate.

Alan-

Based on this cost of \$48k of remaining work, we would like to use the monies in the Township escrow fund for security in lieu of getting another Maintenance Bond/LC. Right now they have \$61k + \$80k once PennDOT funds.

Give me your thoughts on this and let me know if there are any steps to make this happen.

Regards,

Carlo Cifarelli

Vice President - Design & Construction

The Goldenberg Group, Inc.

630 Sentry Parkway, Suite 300

Blue Bell, PA 19422

office. 610-260-9600

mobile. [REDACTED]

-----Original Message-----

From: Mark Heffner <mheffner@kceinc.com>

Sent: Thursday, June 14, 2018 4:29 PM

To: Carlo Cifarelli <ccifarelli@GOLDENBERGgroup.com>

Cc: Alan Fornwalt <aforwalt@kceinc.com>

Subject: Hamilton crossing maintenance punchlist cost estimate.

Carlo
As discussed.
Thanks Mark

****PLEASE NOTE MY NEW EMAIL ADDRESS****