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I. CALL TO ORDER – PLEDGE TO THE FLAG

The General Business Meeting of the Board of Supervisors of Upper Macungie Township was called to order on October 2, 2025, at 7:04 p.m. in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Present were Jeff Fleischaker, Chairman; Sunny Ghai, Vice-Chairman; James M. Brunell, Supervisor; Robert Ibach, Jr., Township Manager; Meredith Keller, Director of Community Development; Jazmin Vazquez, Township Secretary; Andrew V. Schantz, Esq., Solicitor; Michael Sitoski, Chief, UMTPD; Peter Christ, Fire Commissioner; Ryan Kern, Township Engineer; Scott Faust, Public Works Director; Ryan Griffiths, Recreation Manager; Michelle Souls, Finance Director; and Wayne Nicklas, Staff Accountant.

Chairman Fleischaker opened the meeting and asked all present to join him in reciting the Pledge of Allegiance to the Flag of the United States of America.

II. PUBLIC HEARING

A. Inter-Municipal Liquor License Transfer Request – 241 N. Route 100

A Public Hearing was held on the matter of a Liquor License Transfer Request of Liquor License #R-600521 from 10THSTR, LLC, City of Allentown to US Petroleum Service Inc., 241 N. PA Route 100, Breinigsville, PA 18031. The Board heard testimony from the applicant and there were no comments or objections present.

Motion by Supervisor Brunell to close the public hearing on the matter of an Inter-Municipal License Transfer Request for 241 N. PA Route 100. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

III. ADDITIONS/DELETIONS TO THE AGENDA

None

IV. MINUTES & FINANCIALS

A. Minutes – September 4, 2025 – General Business Meeting

B. Financials – September 2025

Chairman Fleischaker stated that he would dispense with the reading of the minutes of the previous meeting unless there were any objections.

Motion by Chairman Fleischaker to dispense with the reading of meeting minutes from the September 4, 2025 – General Business Meeting, and approve as submitted, and authorize the payment of the bills for September 2025 in the amount of \$1,697,231.05. Seconded by Supervisor Brunell. Motion passed unanimously.

V. PRESENTATIONS

A. 2024 Audit Presentation – Buckno Lisicki

Chris Betley of Buckno Lisicki presented a summary of the results from the 2024 audit.

Motion by Charman Fleischaker to approve the 2024 audit as presented by Buckno Lisicki. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

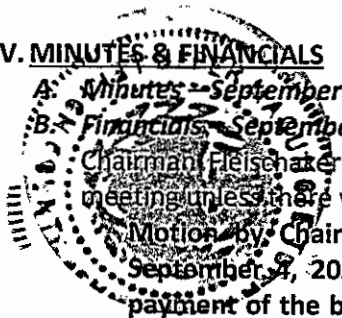
B. Proclamation – Precision Roll Grinders – 2025 Lehigh Valley Manufacturer of the Year

VI. DISCUSSIONS & UPDATES

None

VII. ORDINANCES

A. Ordinance #2025-03 - Condemnation of a 1,125 Square Foot Portion of Land for a Utility Easement and Creation of a Possible Trail Connection at the Unopened Stub Street of Steeplechase Lane, Adjacent to the Properties at 6015 and 6023 Palomino Drive



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Solicitor Schantz mentioned that approval was recommended by the Planning Commission with conditions that included an increase in existing escrow funds, and an agreement that all expenses that are incurred by the Township for the establishment of the utility easement shall be reimbursed by the applicant. The purpose of the condemnation is to secure a utility easement which will allow public sewer and water connections and securing a fee simple area which will allow for the installation of a public walking path.

Motion by Supervisor Brunell to adopt Ordinance #2025-03 – Condemning a twenty-five (25’) foot wide area within an unopened street (Steeplechase Lane) traversing between the two properties at 6015 and 6023 Palomino Drive for; 1) a utility easement for sanitary sewer connection and 2) a fee simple area for a future public walking path. Seconded by Chairman Fleischaker. Motion passed unanimously.

VIII. RESOLUTIONS

A. Resolution #2025-37 – Intermunicipal Liquor License Transfer Request – 241 N. PA Route 100

Ms. Vazquez stated that there was a public hearing that was held and there was no objectors present at the meeting. It was also mentioned that it is a requirement of the Pennsylvania Liquor Code to obtain the approval of the receiving municipality of the liquor license with the adoption of a resolution prior to the submission of an application.

Motion by Chairman Fleischaker to adopt Resolution #2025-37, authorizing an Inter-Municipal Liquor License Transfer Request of Liquor License #R-600521 from 10THSTR, LLC, City of Allentown to US Petroleum Service, Inc., 241 N. PA Route 100. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

B. Resolution #2025-38 – Docket #2347 – Lehigh Valley West 57 (110 PA Route 100 Warehouse) – Final Land Development Plan

Ms. Keller mentioned that the Planning Commission recommended Conditional Final Land Development approval on August 20, 2025. Preliminary Plan approval was granted by the Board of Supervisors at the November 7, 2024, General Business Meeting. Special exception approval was granted by the Zoning Hearing Board on November 22, 2023, to allow the applicant to operate a warehouse at the site, subject to 24 conditions.

Motion by Chairman Fleischaker to adopt Resolution #2025-38, granting Final Land Development Plan approval for Docket #2347 Lehigh Valley West 57 (110 PA Route 100 Warehouse). Conditioned upon the comments found in the Township Engineer’s Review Letter dated September 22, 2025. Seconded by Supervisor Brunell. Motion passed unanimously.

C. Resolution #2025-39 – Docket #2197 – Towne Place Suites, 5828 Memorial Road – Request for Modification

Chairman Fleischer stated that he would have to recuse himself from this item, due to a conflict of interest. Mr. Kern stated that the Board of Supervisors required construction of previously deferred sidewalks, calling the deferral through Resolution #2025-04 on January 6, 2025. The Planning Commission recommended approval of Waiver #1 on September 17, 2025.

Motion by Vice-Chairman Ghai to adopt Resolution #2025-39, granting approval of one (1) waiver to Docket #2197, Towne Place Suites. Seconded by Supervisor Brunell. Motion passed 2-1, Chairman Fleischaker recused.

VIII. MOTIONS

A. Authorizing the Advertisement of an Amendment of the Zoning Ordinance – Data Centers

Solicitor Schantz mentioned that Township Staff and Consultants have been working on a comprehensive rewrite of the Zoning Ordinance, while it was the intention of the Township to include data centers as a new use a concern was identified that such use should be proposed prior to the adoption of the rewrite.

Staff and Consultants believe that this amendment will provide appropriate interim and immediate regulations for data centers.

Motion by Chairman Fleischaker to authorize the advertisement to the Zoning Ordinance for Data Center. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

B. Authorizing Township Staff to Send Draft Zoning Ordinance Amendment for Data Centers to the Lehigh Valley Planning Commission and the Upper Macungie Township Planning Commission

Solicitor Schantz mentioned that the proposed amendment should be forwarded to the Lehigh Valley Planning Commission as well as the Upper Macungie Township Planning Commission for review and comments prior to being presented to the Board of Supervisors for adoption. Mr. Foose expressed the importance of the adoption of an ordinance that would address data centers within the Township.

Motion by Chairman Fleischaker to authorize Staff to Send Draft Zoning Ordinance Amendment for Data Centers to the Lehigh Valley Planning Commission and the Upper Macungie Township Planning Commission. Seconded by Supervisor Brunell. Motion passed unanimously.

C. Authorizing the Advertisement of a Public Hearing for December 4, 2025, for the Zoning Ordinance Amendment for Data Centers

Solicitor Schantz stated that as part of the process for the adoption of the Zoning Ordinance that is being proposed there must be a public hearing held; that is being proposed for December 4, 2025.

Motion by Chairman Fleischaker to authorize the advertisement for a public hearing on December 4, 2025, for the Zoning Ordinance Amendment for Data Centers. Seconded by Supervisor Brunell. Motion passed unanimously.

D. Adopting the Employee Safety Manual

Mr. Ibach mentioned that an update to the Employee Safety Manual is required every three years by the Township's insurance company. During a recent audit it was identified that the approval time frame is due.

Motion by Vice-Chairman Ghai to adopt the Employee Safety Manual/Accidental & Illness Prevention Program for Upper Macungie Township. Seconded by Chairman Flesichaker. Motion passed unanimously.

E. Authorizing the Extension of Time for the Recording of Docket #2334 – Blue Triton Semi-Truck Entrance

Ms. Keller stated that this plan received approval on February 6, 2025. The conditions of approval included the requirement to provide all plans and documents needed for recording the Township within 120 days. The applicant returned to the Planning Commission on July 18, 2025, and the Board of Supervisors on August 7, 2025, with a request for two (2) modifications, owing to a requirement by the Pennsylvania Fish and Boat Commission to provide mountable curbing and a minor revision to stormwater design. Staff is recommending that this be the final extension provided for this plan.

Motion by Supervisor Brunell to authorize a final extension of the time limitation for the recording of Docket #2334 Blue Triton Semi-Truck Entrance to February 1, 2026. Seconded by Chairman Fleischaker. Motion passed unanimously.

F. Authorizing the Extension of Time for the Recording of Docket #2363 – Eastern Lift Truck Expansion

Ms. Keller mentioned that plan approval was received on July 3, 2025, by the Board of Supervisors. Conditions of approval included the requirement to submit all plans and documents needed for the recording to the Township within 120 days. The developer is working toward plan recording but is requesting an extension to finalize the documents.

Motion by Supervisor Brunell to authorize an extension of the time limitation for the recording of Docket #2363 Eastern Lift Truck Expansion to February 28, 2026. Seconded by Chairman Fleischaker. Motion passed unanimously.

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G. Authorizing the Township Manager to Sign Rental Agreement for Township Owned Properties

Mr. Ibach mentioned that the Township has leased residential dwellings and farmlands to the same individuals for many years with outdated written agreements, with rental rates that have also remained stagnant. Formal agreements are needed as well as more modern rental rates.

Motion by Vice-Chairman Ghai to authorize the Township Manager to execute renewal lease agreements with the current long-term tenants for their continued occupancy of township-owned parcels containing residential dwellings units and farmlands. All lease agreements shall be drafted to the satisfaction of the Township Manager and Solicitor. Motion seconded by Chairman Fleischaker. Motion passed unanimously.

H. Awarding Bid for Secondary Winter Salt Provider

Mr. Faust stated that the Township uses COSTARS as the primary winter salt provider; however, a consortium of Townships bid out an alternative supplier should the COSTARS provider be unavailable to meet demand. Staff is seeking to award the bid to Eastern Salt Inc. At a cost of \$83.50 per-ton-delivered.

Motion by Chairman Fleischaker to award the Alternate Winter Salt Supplier Bid to Eastern Salt Inc. at a cost of \$83.50 per ton delivered. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

I. Authorizing the Township Manager to Enter into an Agreement for the Lease of Fitness Equipment for the Upper Macungie Township Community Lifestyle Center

Mr. Griffiths stated that the purchase of fitness equipment is necessary to equip the two (2) planned fitness mezzanines planned for the UMT Community Lifestyle Center.

Motion by Chairman Fleischaker to authorize the lease of Fitness Center Equipment for the Upper Macungie Township Community Lifestyle Center in the amount of \$286,803.00 per year for three (3) years totaling \$860,409.00 from Advantage Sport & Fitness Inc. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

J. Authorizing the Sale of a Fire Apparatus

Item was removed from the agenda.

K. Authorizing the Sale of a Used Tail Gate Shoulder Machine to Lowhill Township

Mr. Faust requested authorization for the sale of a 1992 Tailgate Shoulder Machine/Highway Side to Lowhill Township at a price of \$2,500.00.

Motion by Chairman Fleischaker to authorize the sale of a 1992 Tailgate Shoulder Machine/Highway Side to Lowhill Township at the price of \$2,500.00. Seconded by Supervisor Brunell. Motion passed unanimously.

IX. BOARD AND STAFF REPORTS

A. Township Secretary

Ms. Vazquez stated that there were executive sessions held on September 12 at 4:00 p.m., and September 22 at 4:30 p.m., and October 2, 2025, at 5:30 p.m., the topic discussed was personnel matters. She mentioned that the submission deadline for the Kathy Rader Good Citizenship Award is October 31, 2025, and that applications are still being accepted.

B. Township Manager

Mr. Ibach mentioned that there will be Budget Meetings that will be held on October 7th, 14th, and 21st at 5:00 p.m. held at the Township Building.

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C. Director of Community Development

Ms. Keller mentioned that Township Staff and Consultants continue to work on the Zoning Ordinance Rewrite.

D. Finance Department

Ms. Souls mentioned that Lehigh County will be hosting a Hazardous Material Event on November 1, 2025. Further information and registration can be found by visiting the Lehigh County Website.

E. Parks and Recreation

Mr. Griffiths provided information on upcoming events that are occurring throughout the Township.

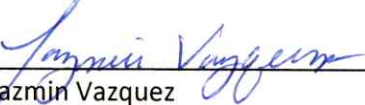
X. PUBLIC COMMENT/COURTESY OF THE FLOOR

Kathy Rader mentioned that the Township should advertise that if any residents have any items that share the history of the Township that they can drop them off at the Township.

XI. ADJOURNMENT

There being no other business, **Supervisor Brunell made a motion to adjourn the meeting at 8:37 p.m. Seconded by Vice-Chairman Ghai. The motion passed unanimously.**

Submitted by:



Jazmin Vazquez
Township Secretary



