

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 December 4, 2025, at 7:00 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; Lieutenant Pete Nickischer, UMTPD; Doug Nothstein, Bureau of Fire; Ryan Kern, Township Engineer; Scott Faust, Public Works Director; Ryan Griffiths, Recreation Manager; and Michelle Souls, Finance Director.

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. Zoning Ordinance Amendment – Data Centers

A public hearing was held on the matter of a proposed amendment to the Zoning Ordinance regarding data centers. The Board of Supervisors did not act on this matter at this time, action will be taken later in the meeting. Solicitor Schantz mentioned that the hearing was published in the November 19th and 26th, 2025 Editions of the Parkland Press.

Several residents stated their concerns and recommendations for the Zoning Update regarding Data Centers.

Motion by Supervisor Brunell to close the Public Hearing on the matter of a proposed amendment to the Zoning Ordinance regarding Data Centers. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

III. ADDITIONS/DELETIONS TO THE AGENDA

None

IV. MINUTES & FINANCIALS

A. Minutes – November 6, 2025 – General Business Meeting

B. Financials – November 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 November 6, 2025 – General Business Meeting and approve as submitted, and authorize the payment of the bills for November 2025 in the amount of \$7,753,816.38. Seconded by Supervisor Brunell. Motion passed unanimously.

V. PRESENTATIONS

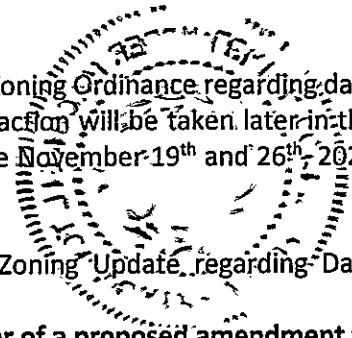
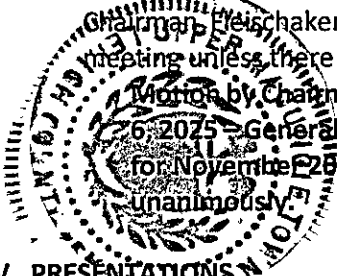
A. Kathy Rader Good Citizenship Awards

Awards were presented to Bret Ludlow, Doug Gerner, and John Ellerman for their outstanding contributions and service to the community. Awardees embodied the values of good citizenship while making lasting, positive impacts on the Township and surrounding communities.

B. Upper Macungie Township Community Fund Update

Ms. Laura McHugh provided an update on the ongoing construction of the Upper Macungie Township Community Lifestyle Center. She mentioned that the Community Fund is actively fundraising and to date have raised \$4,381,000. It was also noted that there are opportunities available for all levels of sponsorship and encouraged residents to be a part of the construction of the Community Center.

24110



VI. DISCUSSIONS & UPDATES

None

VII. ORDINANCES

B. Ordinance #2025-04 – Data Center Zoning Ordinance Amendment

Solicitor Schantz stated that there was a public hearing held earlier in the meeting and that it was advertised and was now before the Board for action. Robert Plangemann mentioned that it is important to include power generating facilities within the Zoning Ordinance Amendment regarding Data Centers.

Motion by Supervisor Brunell to Adopt #2025-04 which amends the Upper Macungie Township Zoning Ordinance by including definitions and regulations related to Data Centers. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

VIII. RESOLUTIONS

A. Resolution #2025-41 – 2026 Budget Adoption

Mr. Ibach stated that the 2026 Proposed Budget was advertised, placed on the website and available for review at the Township Building. As no comments were received, he requested that the 2026 Budget be adopted.

Motion by Supervisor Brunell to adopt Resolution #2025-41, adopting the Upper Macungie Township 2026 Final Budget. Seconded by Chairman Fleischaker. Motion passed unanimously.

B. Resolution #2025-42 – Disposal of Township Records

Ms. Vázquez stated that this is a “housekeeping” item, where the Township Municipal Records Manual contains a schedule and procedure for the disposition of records. Each year the Township passes an updated resolution to authorize the destruction of the oldest documents. However, the Township does maintain all Community Development records permanently on a digital format.

Motion by Supervisor Brunell to adopt Resolution #2025-42, authorizing the disposal of certain Township Records as per the PA Municipal Records Manual. Seconded by Chairman Fleischaker. Motion passed unanimously.

C. Resolution #2025-43 – Tax Rates Effective January 1, 2026

Mr. Ibach stated that the Tax Rates that have been set for 2026 would be the same that were levied in 2025 as there were no increases made.

Motion by Supervisor Brunell to adopt Resolution #2025-43, setting the tax rates to be levied in Upper Macungie Township effective January 1, 2026. Seconded by Chairman Fleischaker. Motion passed unanimously.

D. Resolution #2025-44 – Docket #2394 – American Craft Brewery, 7880 Penn Drive – Preliminary/Final Land Development

Ms. Keller mentioned that the applicant proposes to construct a 78,110 square foot automated storage and retrieval system (ASRS) building at the Sam Adams Brewery property that includes a bridge for the conveyance, dock area, and associated site improvements. The project would include the demolition of three storage tents and the relocation of portions of an existing storm drainage system, along with the construction of an electrical room. The planning Commission recommended Conditional Preliminary/Final Plan Approval on October 15, 2025. The approval of nine waivers with conditions were recommended, as well as the extension of one Deferral request previously granted by the Board through Resolution #2022-19 that allows the applicant to defer the construction of sidewalks along the 1-78 property frontage. The Zoning Hearing Board granted a variance to permit a 130-foot building where the Zoning Ordinance currently allows a maximum building height of 75 feet.

Motion by Chairman Fleischaker to approve Resolution #2025-45, granting Preliminary/Final Land Development Plan to Docket #2394, American Craft Brewery ASRS Building, including approval of Waiver Request #1, #2, #3, #4, #5, #6, #9, #10, and #11, and that Deferral 4.i of Resolution 2022-19 granting a deferral of the construction of sidewalks along the I-78 property frontage be extended, all conditioned on the Engineering Review Letter dated November 19, 2025. Seconded by Supervisor Brunell. Motion passed unanimously.

E. Resolution #2025-45 – Docket #2395 – 6045 Reppert Lane – Preliminary Land Development Plan

Ms. Keller stated that the applicant is proposing the construction of twenty-five townhome units on an existing vacant parcel. The plan proposes accessing the lot from a private driveway extending from an existing cul-de-sac of Reppert Lane. The community is intended to be served by both public water and sewer. The plans also include site improvements, such as sidewalks, storm sewer, and a stormwater management facility. The Planning Commission recommended Conditional Preliminary Plan Approval on October 15, 2025, with the additional condition that comments made during the meeting regarding the location, materials, and installation of the walking path be addressed to the satisfaction of the Township Solicitor and Township Engineer. The path is intended to be shown on the final plan, the Commission also recommended the approval of one deferral request with conditions. Conditional approval of two waivers were granted by the Board of Supervisors at the July 3, 2025 meeting.

Motion by Vice-Chairman Ghai to approve Resolution #2025-45, granting Preliminary Land Development Plan approval to Docket #2395, 6045 Reppert Lane, including approval of Deferral Request #3, conditioned on the comments found in the Staff and Engineer reports dated November 24, 2025 and November 19, 2025, respectively. And that the comments made during the course of October 15, 2025, Planning Commission meeting regarding the walking path are addressed to the satisfaction of the Township Solicitor and Township Engineer. Seconded by Chairman Fleischaker. Motion passed unanimously.

F. Resolution #2025-46 – Docket #2413 _ Nursery Street Townhouses, 1500 Nursery Street – Modification Request

Ms. Keller mentioned the application includes waivers from the following sections of the S.A.L.D.O.: Waiver Request #1 from S.A.L.D.O. 22-503.1 to permit concurrent preliminary and final plan approval; Waiver Request #2 from S.A.L.D.O. 22-703.3.G.2(b) to allow the centerlines of Access Drives A and B to be 150-feet apart and Waiver Request #4 from S.A.L.D.O. 22-705.3.L allow Sanitary Sewer Manhole #2 to exceed 14 feet in depth. The application also includes Deferral Request #3 from S.A.L.D.O. 22-704.9 to defer the installation of sidewalk and curbs along PA Route 100. Staff and consultants are requesting additional time to work with the applicant on the details and implications of the deferral and recommend that the Board continue the request until the January 5, 2026, meeting.

Motion by Vice-Chairman Ghai to approve Resolution #2025-46, granting approval of three (3) waivers to Docket #2413, Nursery Street Townhouses, conditioned upon the Staff and Township Engineer Review Letters dated November 14, 2025. Seconded by Chairman Fleischaker. Motion passed unanimously.

Motion by Vice-Chairman Ghai to continue consideration of Deferral Request #3 of Docket #2413, Nursery Street Townhouses, to the January 5, 2026, meeting. Seconded by Chairman Fleischaker. Motion passed unanimously.

VIII. MOTIONS

A. Authorizing the Township Manager to Enter into an Agreement with Codametrics for the Zoning Rewrite
Ms. Keller mentioned that since the adoption of the 2019 Comprehensive Plan, the Township has focused on updating its zoning ordinance through a complete rewrite. In 2022, the Township worked with a consultant to develop a new zoning ordinance, rewrite the SALDO, and adopt the official map. While

24110

significant progress has been made producing new zoning ordinance since that initial draft, which was completed in 2023, a consultant is needed to write the regulations of various mixed-use districts.

Motion by Chairman Fleischaker to authorize the Township Manager to enter into an agreement with Codametrics to provide Upper Macungie Township Staff with assistance with the zoning rewrite. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

B. Authorizing Cost of Living Increase for Retirees

Mr. Ibach stated that the Township has received a request for a cost-of-living adjustment from a retiree. The action was presented before the Board for action.

Motion by Chairman Fleischaker to authorize a cost-of-living increase for current retirees of the non-uniform pension plan. Seconded by Supervisor Brunell. Motion failed unanimously.

C. Authorizing the Advertisement of the Organization and General Business Meeting Date of January 5, 2026

Ms. Vazquez stated that the Second-Class Township Code requires the Board of Supervisors to organize the first Monday of the year unless that day is a legal holiday. Staff recommend that the Board schedule their Organization Meeting on Monday, January 5th, 2026, at 6:30 p.m. followed by the General Business Meeting at 7:00 p.m.

Motion by Chairman Fleischaker to authorize the advertisement of the Organization Meeting on Monday, January 5, 2026, at 6:30 p.m., and the General Business Meeting at 7:00 p.m. Seconded by Supervisor Brunell. Motion passed unanimously.

D. Authorizing the Advertisement of the Auditors Organization Meeting on January 6, 2026

Ms. Vazquez stated that the Second-Class Township Code requires the Board of Auditors to organize the day after the Organization Meeting of the Board of Supervisors. Staff recommended that the Board of Auditors schedule their Organization Meeting on Tuesday, January 6th, 2026, at 10:00 a.m.

Motion by Chairman Fleischaker authorizing the advertisement of the Auditors Organization Meeting to be held on Tuesday, January 6, 2025, at 10:00 a.m. Seconded by Vice-Chairman Ghai. Motion passed unanimously.

E. Authorizing Volunteer Fire Department Recruitment and Retention Stipends

Mr. Nothstein stated these stipends are given to the volunteer firefighters as part of the retention and recruitment program. The stipend received by each firefighter is based on the number of calls that are attended as well as participation in training over the past year.

Motion by Vice-Chairman Ghai to authorize the payment of stipends to the Volunteer Fire Companies for the year 2025 in the following amounts: Fogelsville Fire Station #8 - \$32,699.00, Goodwill Fire Company No. 1 of Trexlertown PA - \$70,487.00; and UMT Station 56 - \$38,098.00. Seconded by Chairman Fleischaker. Motion passed unanimously.

F. Authorizing the Purchase of an Audio-Visual System for the UMT Community Lifestyle Center

Mr. Griffiths stated that a fully engineered audio-visual is a critical investment in the success and functionality of the Upper Macungie Township Community Lifestyle Center. Purpose-built speakers, integrated TV Displays, and seamless connectivity to wireless microphones ensure that the facility can support a wide variety of high-quality programming that will deliver clear sound, dependable projection, and easy to use technology for participants of all ages.

Motion by Supervisor Brunell to authorize the purchase and installation of a fully engineered audio-visual system for the UMT Community Lifestyle Center by COSTARS vendor ESG Systems LLC, in the amount of \$339,898.11. Seconded by Chairman Fleischaker. Motion passed unanimously.

G. Authorizing the Purchase and Installation of Interior Furniture for the UMT Community Lifestyle Center
Mr. Griffiths stated that interior furniture including office desks and chairs, filing cabinets, community room and multi-purpose room tables and seating, concession area furnishings, and lobby furniture are essential to making the Community Center a fully functional and inviting community space.

Motion by Supervisor Brunell to authorize the purchase and installation of interior furniture for the UMT Community Lifestyle Center by COSTARS vendor STS Innovative Interiors, in the amount of \$131,058.13. Seconded by Chairman Fleischaker. Motion passed unanimously.

H. Authorizing the Township Manager to Send a Letter to Senator Jarrett Coleman, Opposing PA SB 939 as Usurping Local Municipal Zoning Controls

Mr. Ibach mentioned that PA SB 939 would allow high impact data centers to not be under local municipal control, zoning, or land development, rather be allowed at the state level. The Township understands that zoning is a local issue and should remain local.

Motion by Vice-Chairman Ghai to authorize the Township Manager to Send a Letter to Senator Jarrett Coleman, Opposing PA SB 939 as Usurping Local Municipal Zoning Controls. Seconded by Chairman Fleischaker. Motion passed unanimously.

IX. BOARD AND STAFF REPORTS

A. Township Secretary

Ms. Vazquez stated that there was an executive session held on December 4, 2025 at 6:30 p.m., the topic discussed was legal matters.

B. Bureau of Fire

Mr. Nothstein mentioned that during the holiday season it is important to follow safety measures specifically with the maintenance of natural christmas trees as well as the use of electrical extensions. If residents had any concerns they were urged to contact the local fire departments for further information.

C. Police Department

Lieutenant Nickischer informed that on November 18, 2025 ten of the Upper Macungie Township Police Officers were recognized during the annual Commendation Awards, that were nominated by their peers.

Township Manager
Mr. Ibach mentioned that the Township has been approached to add 25.1 acres of Farmland to Agricultural Security. He also mentioned that he has met with Ms. Griffiths representing Blue Zones regarding initiatives for healthy lifestyles for employees.

E. Parks and Recreation

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

F. Staff

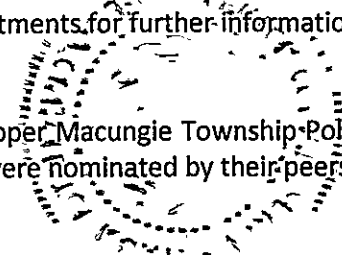
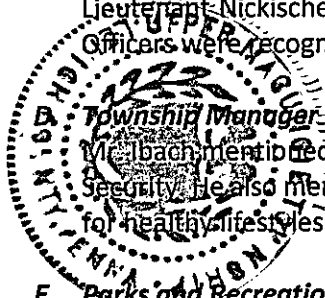
All staff thanked Supervisor Brunell for his years of service and wished him well on his retirement from public service.

G. Supervisors

Vice-Chairman Ghai thanked staff for their work throughout the last year and wished Supervisor Brunell well on his retirement.

Chairman Fleischaker presented Supervisor Brunell a certificate of recognition for his years of service and provided well wishes on his retirement.

24110



Supervisor Brunell offered his appreciation for staff and residents for allowing him to serve on the Board for the past twelve years.

X. PUBLIC COMMENT/COURTESY OF THE FLOOR

Kathy Rader thanked Supervisor Brunell for his service and wished him well on his retirement.

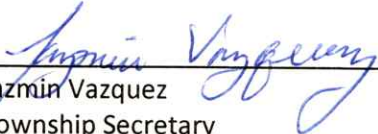
Charles Deprill asked if the Community Lifestyle Center will be partnering with the Silver Sneakers program. He thanked the Township, Fire and Police Departments for assisting with traffic control for the annual Cory and Kimberly Motorcycle run.

April Navarra voiced her concerns with truck parking and traffic in the Whispering Farms neighborhood.

XI. ADJOURNMENT

There being no other business, **Supervisor Brunell made a motion to adjourn the meeting at 9:21 p.m. Seconded by Vice-Chairman Ghai. The motion passed unanimously.**

Submitted by:



Jazmin Vazquez
Township Secretary



