



Upper Macungie Township  
Board of Supervisors  
General Business Meeting  
Agenda

8330 Schantz Road  
Breinigsville, PA 18031

Public Meeting Room

7:00 PM

April 02, 2026

I. CALL TO ORDER - PLEDGE TO THE FLAG

II. PUBLIC HEARING

A. Automatic Storage and Retrieval Systems, Jeff Fleischaker

III. ADDITIONS/DELETIONS TO THE AGENDA

IV. MINUTES & FINANCIALS

A. Financials - March 2026, Michelle Souls

Attachments

1. [APRIL 2026 TREASURERS REPORT.PDF](#)

B. Minutes - March 5, 2026, Jazmin Vazquez

Attachments

1. [MINUTES 2026.03.05 GENERAL BUSINESS - DRAFT.DOCX](#)

V. PRESENTATIONS

VI. DISCUSSIONS & UPDATES

VII. ORDINANCES

A. Ordinance 2026-04 Automatic Storage and Retrieval Systems Interim Zoning Ordinance Update, Andrew Schantz

Attachments

1. [2026-04 ASRS ZONING AMENDMENT DRAFT AVS 1 22 26 \(1\).PDF](#)

VIII. RESOLUTIONS

A. Resolution 2026-15 - Docket #2408, American Craft Brewery Wastewater Pretreatment Plant, 7880 Penn Drive, Preliminary/Final Land Development Plan, Meredith Keller

Attachments

1. [DOCKET 2408 AMERICAN CRAFT BREWERY WASTEWATER PLANT BOS REPORT.PDF](#)

2. [IB-2408 AMERICAN CRAFT BREWERY WWTP.PDF](#)

B. Resolution 2026-16 - Docket #2403, Xtra Lease LLC Office and Maintenance Building, 5316 & 5324 Oak View Drive, Preliminary/Final Subdivision and Land Development Plan, Meredith Keller

Attachments

1. [DOCKET 2403 XTRA LEASE BOS REPORT.PDF](#)

2. [IB-2403 XTRA LEASE.PDF](#)

C. Resolution 2026-17 - Docket #2338, Twin Ponds Mixed Use, 8739 Hamilton Boulevard, Revised Final Land Development Plan, Meredith Keller

Attachments

1. [IB-2338 TWIN PONDS.PDF](#)

2. [DOCKET #2338 TWIN PONDS BOS REPORT.PDF](#)

- D. Resolution 2026-18 - Docket #2426, Upper Macungie Township Fire Station, 37 Grim Road, Preliminary/Final Lot Consolidation and Land Development Plan - Ratification of Planning Commission Approval, Meredith Keller

Attachments

1. [DOCKET 2426 UMT FIRE STATION PC REPORT.PDF](#)
2. [IB-2426 FIRE STATION.PDF](#)

- E. Resolution 2026-19 - Docket #2427, 7036 Ruppsville Road, Preliminary/Final Lot Line Adjustment - Ratification of Planning Commission Approval, Bob Ibach

Attachments

1. [DOCKET 2427 7036 RUPPSVILLE ROAD PC REPORT.PDF](#)
2. [3.20.2026 LVPC LETTER](#)

- F. Resolution 2026-20 Recognizing Local Government Week, Jazmin Vazquez

Attachments

1. [RES 2026-20 LOCAL GOVERNMENT WEEK.DOCX](#)

- G. Resolution 2026-22 DCNR C2P2 Grant Application for Breinigsville Park Playground Equipment Replacement , Ryan Griffiths

Attachments

1. [UMT BOS ISSUE BRIEFING - 2026 DCNR C2P2 GRANT APPLICATION RESOLUTION 4.2.26.DOCX](#)
2. [RES 2026-22 DCED C2P2 GRANT BREINIGSVILLE PARK PLAYGRROUND EQUIPMENT.DOCX](#)

- H. Resolution 2026-23 Lehigh Valley Greenways Mini Grant Trail and Side Path Constructability Study , Ryan Griffiths

Attachments

1. [RES 2026-23 LEHIGH VALLEY GREENWAYS MINI GRANT TRAIL AND SIDE PATH CONSTRUCTABILITY .DOCX](#)
2. [UMT BOS ISSUE BRIEFING - 2026 LV GREENWAYS MINI APPLICATION RESOLUTION.DOCX](#)
3. [CONSTRUCTABILITY .DOCX](#)

## IX. MOTIONS

- A. Authorizing the Township Manager to sign an Agreement of Sale for Ag Security, Robert Ibach

A motion to authorize the Township Manager to sign and Agreement of Sale and all settlement documents for the Muth- Whitby farm's agricultural security agreement and further authorizing the expenditure of \$195,478.34 at the time of settlement.

Attachments

1. [2026.04.02 IB - MUTH-WHITBY AG SECURITY AOS AUTHORIZATION WMAP](#)

- B. Authorizing the Extension of Time for the Recording of Docket #2394 - American Craft Brewery ASRS Building, Meredith Keller

Attachments

1. [IB-2394 AMERICAN CRAFT BREWERY ASRS EXTENSION.PDF](#)

- C. Authorizing Township Secretary to Vote on 2026 PSATS Resolutions, Jazmin Vazquez

Attachments

1. [2026-MEMO-TO-TWPS-FOR-BUSINESS-MEETING.PDF](#)
2. [2026 PSATS PROPOSED RESOLUTIONS\\_0001.PDF](#)

- D. Awarding 2026 Lawn Mowing Contract, Scott Faust

Attachments

1. [2026.04.26 IB - 2026 LAWN MOWING BID](#)

- E. Authorizing the Sale of a 2008 LeeBoy 8510T Asphalt Paver, Scott Faust

Attachments

1. [2026.04.02 SALE OF 2008 LEEBOY 8510T ASPHALT PAVER - NORTH WHITEHALL TWSP.DOCX](#)

2. [PAVER LETTER OF INTENT.PDF](#)

F. Motion to Approve the Official Naming of Township Parks , Ryan Griffiths

Attachments

1. [PARK ADDRESSES AND MAPS .DOCX](#)
2. [UMT BOS ISSUE BRIEFING - NAMING TOWNSHIP PARKS.DOCX](#)

G. Authorizing the Township Manager to Send a Letter of Support to Lower Macungie Township for the Submission of a DCNR Grant, Robert Ibach

Attachments

1. [RES 2026-21 DCNR GRANT WLG TRAIL FEASIBILITY.DOCX](#)
2. [2026.04.02 IB - DCNR GRANT WLG FEASIBILITY STUDY](#)

X. **BOARD & STAFF REPORTS**

A. Community Development Report, Meredith Keller

Attachments

1. [3-26 CD REPORT.PDF](#)

B. Engineering Monthly Report, Ryan Kern

Attachments

1. [2026-04 HRG ENGINEER REPORT.PDF](#)

C. Recreation Department Report, Ryan Griffiths

Attachments

1. [04-02-2026 RECREATION REPORT.DOCX](#)

D. Public Works Department Report, Scott Faust

Attachments

1. [2021.07 PUBLIC WORKS REPORT -MARCH 2026](#)

E. Police Monthly Report, Chief Sitoski

Attachments

1. [UMTPD - BOS MARCH REPORT - PUBLIC.PRN](#)

F. Fire Monthly Report, Peter Christ

XI. **PUBLIC COMMENT/COURTESY OF THE FLOOR**

XII. **ADJOURNMENT**

**Upper Macungie Township**  
**Treasurer's Report - Total Bills for All Funds**  
**Board of Supervisors Meeting**  
**April 2, 2026**

|   |  |               |                        |
|---|--|---------------|------------------------|
| <b>Bill Approval for Month of March 2026</b>    |  |               |                        |
| <b>Fund 01 - General Fund -</b>                 |  |               |                        |
| Checks  |  | \$ 610,106.81 |                        |
| ACH Payments (See attached list)                |  | 1,805,343.76  | \$ 2,415,450.57        |
| <b>Fund 04 - Firefighter's Fund -</b>           |  |               |                        |
| Checks  |  | 23,369.02     |                        |
| ACH Payments (PPL Electric/UGI)                 |  | 9,573.61      |                        |
| Checks (Stipend Payments)                       |  |               | 32,942.63              |
| <b>Fund 05 - Refuse &amp; Recycling Fund -</b>  |  |               |                        |
| Checks  |  | 12,061.03     |                        |
| ACH Payments (Whitetail Disposal)               |  | 222,397.62    | 234,458.65             |
| <b>Fund 08 - Sewer Fund -</b>                   |  |               |                        |
| Checks  |  | 69,900.99     |                        |
| ACH Payments (PPL Electric)                     |  | 4,817.11      |                        |
| Fees - Truist Investment                        |  |               | 74,718.10              |
| <b>Fund 09- Lifestyle Community Center</b>      |  |               |                        |
| Checks  |  | -             |                        |
| ACH Payments                                    |  |               | -                      |
| <b>Fund 19 - Recreation Fund -</b>              |  |               |                        |
| Checks  |  | 2,931,193.75  |                        |
| ACH Payments                                    |  | -             | 2,931,193.75           |
| <b>Fund 20 - Storm Water Maintenance Fund -</b> |  |               |                        |
| Checks  |  |               | -                      |
| <b>Fund 31 - Capital Equipment Fund -</b>       |  |               |                        |
| Checks  |  | 213,035.26    |                        |
| ACH Payments                                    |  |               | 213,035.26             |
| <b>Fund 32 - Open Space Preservation Fund -</b> |  |               |                        |
| Checks  |  |               | -                      |
| <b>Fund 35 - Liquid Fuels Fund -</b>            |  |               |                        |
| Checks  |  |               | -                      |
| <b>Fund 36 - Traffic Improvement Fund -</b>     |  |               |                        |
| Checks  |  |               | 13,993.30              |
| <b>Fund 91 - Escrow Fund -</b>                  |  |               |                        |
| Checks  |  |               | 142,109.29             |
| <b>Fund 99 - Non-Uniform Pension Plan -</b>     |  |               |                        |
| Checks (Benefits Paid)                          |  | 45,955.36     |                        |
| Fees  |  |               | 45,955.36              |
| <b>Total Payments for the Month</b>             |  |               | <b>\$ 6,103,856.91</b> |
| <b>Transfers during Month of March 2026</b>     |  |               |                        |
| None  |  |               | \$ -                   |
| <b>Total Transfers</b>                          |  |               | <b>\$ -</b>            |

| <b>Upper Macungie Township</b>              |              |                        |
|---|--------------|------------------------|
| <b>Treasurer's Report Reconciliation</b>    |              |                        |
| <b>Board of Supervisors Meeting</b>         |              |                        |
| <b>April 2, 2026</b>                        |              |                        |
|   |              |                        |
|   |              |                        |
| <b>For the Month of March 2026:</b>         |              |                        |
| Paid Checks (per report)*                   |              | \$4,015,769.45         |
| ACH Payments -                              |              |                        |
| PPL   | \$16,137.37  |                        |
| UGI   | \$19,115.54  |                        |
| Astound                                     | \$93.51      |                        |
| Allied Personnel                            | \$3,615.52   |                        |
| Copier Lease                                | \$344.00     |                        |
| Mission Square (Non-Uniform DC Plan)        | \$8,640.83   |                        |
| Corebridge Financial (457 DC Plan)          | \$47,806.66  |                        |
| Pennsylvania Municipal Health               | \$286,339.24 |                        |
| Ameriwide Screenwide                        | \$73.12      |                        |
| American United Insur Prem                  | \$7,362.94   |                        |
| Neopost- postage                            | \$250.00     |                        |
| Paylocity                                   | \$2,401.10   |                        |
| US Bank                                     | \$868,942.57 |                        |
| Trash & Recycling (Whitetail Disposal, ACH) | \$222,397.62 | \$1,483,520.02         |
|   |              |                        |
| Payroll -                                   |              |                        |
| PPD 03/12/2026                              | \$279,481.51 |                        |
| PPD 03/26/2026                              | \$279,130.57 |                        |
|   |              |                        |
|   |              | \$558,612.08           |
|   |              |                        |
| Pension Checks & Fees                       |              | \$45,955.36            |
| <b>Total Disbursements</b>                  |              | <b>\$ 6,103,856.91</b> |
|   |              |                        |
|   |              |                        |
|   |              |                        |

**UPPER MACUNGIE TOWNSHIP  
PAYMENTS > \$10,000  
MEETING DATE - APRIL 2, 2026**

| CHECK DATE | CHECK # | VENDOR                           | AMOUNT         |
|------------|---------|----------------------------------|----------------|
| 3/2/2026   | 103086  | TRI-COUNTY MECHANICAL INC.       | \$1,189,872.90 |
| 3/2/2026   | 102976  | DUGGAN & MARCON, INC             | \$366,731.57   |
| 3/2/2026   | 103077  | STRUCTURECRAFT BUILDERS USA, INC | \$302,838.94   |
| 3/2/2026   | 102955  | ALAN KUNSMAN ROOFING & SIDING    | \$136,348.75   |
| 3/2/2026   | 103087  | TYLER TECHNOLOGIES INC           | \$135,247.00   |
| 3/2/2026   | 102952  | ACE ELECTRIC, INC.               | \$133,129.54   |
| 3/2/2026   | 102987  | HERBERT ROWLAND AND GRUBIC, INC  | \$130,363.76   |
| 3/2/2026   | 102957  | ALVIN H BUTZ                     | \$123,264.46   |
| 3/2/2026   | 103092  | WAYMAN FIRE PROTECTION, INC.     | \$87,523.20    |
| 3/2/2026   | 103059  | OVERHEAD DOOR OF ALLENTOWN       | \$85,500.00    |
| 3/2/2026   | 103081  | SUSQUEHANNA MUNICIPAL TRUST      | \$74,190.75    |
| 3/2/2026   | 103066  | RAPID RESPONSE INC               | \$74,132.58    |
| 3/2/2026   | 103097  | WORTH & COMPANY, INC             | \$69,619.21    |
| 3/2/2026   | 102980  | ENTRANCE SYSTEMS, INC            | \$54,414.00    |
| 3/2/2026   | 103050  | MILLER FLOORING COMPANY          | \$54,153.45    |
| 3/2/2026   | 103068  | SEAN BYRNE CONSTRUCTION, INC     | \$53,176.50    |
| 3/2/2026   | 103047  | MACRI CONCRETE                   | \$50,478.18    |
| 3/2/2026   | 102979  | EBINGER IRON WORKS, INC          | \$36,100.00    |
| 3/2/2026   | 103039  | KEYSTONE CONS ENGINEERS INC      | \$34,033.92    |
| 3/2/2026   | 102961  | AXON ENTERPRISE INC              | \$33,798.56    |
| 3/2/2026   | 102977  | EASTERN SALT COMPANY             | \$33,499.41    |
| 3/2/2026   | 103048  | METRO DESIGN CENTER              | \$30,447.00    |
| 3/2/2026   | 102962  | BARRY ISETT & ASSOCIATES INC     | \$28,103.79    |
| 3/2/2026   | 102978  | EASTERN TELEPHONE & TELECOMMUN   | \$25,797.97    |
| 3/2/2026   | 103070  | SEMMELE EXCAVATING LLC           | \$24,367.50    |
| 3/2/2026   | 103009  | HERBERT ROWLAND AND GRUBIC, INC  | \$12,845.29    |
| 3/2/2026   | 103043  | LCCD                             | \$10,279.50    |
| 3/2/2026   | ACH     | Pennsylvania Muncpal Health      | \$286,339.24   |
| 3/10/2026  | ACH     | Whitetail Disposal               | \$222,397.62   |
| 3/11/2026  | ACH     | PAYROLL DATED 3.12.26            | \$279,481.51   |
| 3/10/2026  | ACH     | COREBRIDGE FINANCIAL             | \$23,753.33    |

|           |        |  |                |
|-----------|--------|--|----------------|
| 3/11/2026 | ACH    | COREBRIDGE FINANCIAL                   | \$24,053.33    |
| 3/16/2026 | 103101 | ALVIN H BUTZ                           | \$113,842.27   |
| 3/16/2026 | 103103 | AMERICAN ROCK SALT COMPANY LLC         | \$61,925.27    |
| 3/16/2026 | 103116 | DAVISON & MCCARTHY PC                  | \$28,069.37    |
| 3/16/2026 | 103121 | ECKERT SEAMANS CHERIN MELLOTT          | \$24,108.44    |
| 3/16/2026 | 103136 | GODSHALL KANE O'ROURKE ARCHITECTS, LLC | \$15,500.00    |
| 3/16/2026 | 103184 | URBAN SDK, INC.                        | \$15,000.00    |
| 3/16/2026 | 103174 | SUNOCO LP                              | \$11,712.77    |
| 3/16/2026 | 103114 | CODAMETRICS INC                        | \$11,550.00    |
| 3/16/2026 | 103189 | VISA                                   | \$10,650.12    |
| 3/25/2026 | ACH    | PAYROLL DATED 3.26.26                  | \$279,130.57   |
| 3/27/2026 | ACH    | US Bank                                | \$868,942.57   |
|           |        | TOTAL                                  | \$5,666,714.14 |

**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 March 5, 2026, at 7:00 p.m. in the Municipal Building, 8330 Schantz Road, Breinigsville, PA 18031. Present were Jeff Fleischaker, Chairman; Julien Godbarge, Vice-Chairman; Sunny Ghai, Supervisor; Robert Ibach, Jr., Township Manager; Meredith Keller, Director of Community Development; Jazmin Vazquez, Township Secretary; Andrew V. Schantz, Esq., Solicitor; Chief Michael Sitoski, UMTPD; Commissioner Peter Christ, Bureau of Fire; Stan Wojciechowski, 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. Vacation of a Portion of Main Street**

Chairman Fleischaker recused himself from the public hearing and discussion of the vacation of a portion of Main Street due to a conflict. Solicitor Schantz provided an overview of the public hearing for the vacation of a portion of Main Street in Fogelsville. He confirmed that proper notice had been advertised in the Parkland Press and that affected property owners had been notified. Solicitor Schantz explained that existing easements for LCA waterline and Upper Macungie Township storm sewer would be reserved. The vacation relates to the Glenlivet West Subdivision Development, which resulted in the realignment of Main Street. The new roadway alignment is already open to traffic, making the original alignment unnecessary for township maintenance. Eleanor Witt of 1615 Adams Road raised concerns about increased tractor-trailer traffic through the Village of Fogelsville since the new road construction. Butch Stopp supported Ms. Witt's concerns, describing his observations of tractor-trailers not slowing down through Fogelsville and suggested posting "No trucks over 30 feet" signs to prevent accidents, and noted that trucks are using the straight path to avoid making the 90-degree turn.

**Motion by Vice-Chairman Godbarge to adjourn the public hearing on the matter of the Vacation of a portion of Main Street in Fogelsville. Seconded by Supervisor Ghai. Motion passed 2-1, Chairman Fleischaker recused.**

**B. LERTA Ordinance**

Solicitor Schantz explained the Local Economic Revitalization Tax Assistance (LERTA) program, which allows taxing bodies to establish areas for tax incentives through property tax abatements for new construction or improvements in designated revitalization zones. The designated area must be adopted by resolution following a public hearing. The LERTA abatement would commence upon completion of any project, spanning 10 years with diminishing abatements (typically starting at 100% in year one and decreasing by 10% annually). Both the school district and county would need to adopt similar ordinances, and both entities are aware of the township's intent and view the designation favorably. Township staff and consultants have identified properties that are underdeveloped, deteriorated, or underutilized. The designated area is bounded by Route I-78 to the south, Adams Road to the west, Main Street to the north, and Lehigh County parcel number 545640893833 (8400 Main Street) to the east. The Planning Commission reviewed and recommended approval of the proposed area at their January 21st, 2026, meeting. No public comments or questions were received regarding the LERTA ordinance.

**Motion by Chairman Fleischaker to adjourn the public hearing on the LERTA Ordinance. Seconded by Supervisor Ghai. Motion passed Unanimously.**

### **III. ADDITIONS/DELETIONS TO THE AGENDA**

Chairman Fleischaker noted that some agenda items would be reordered but no additions or deletions were made.

### **IV. MINUTES & FINANCIALS**

#### ***A. Minutes – February 5, 2026 – General Business Meeting***

#### ***B. Financials – February 2026***

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 February 5, 2026, General Business Meeting and approve as submitted and authorize the payment of the bills for February 2026 in the amount of \$4,725,053.86. Seconded by Supervisor Ghai. Motion passed unanimously.**

### **V. PRESENTATIONS**

#### ***A. Fire and Police Station Updates***

Township Manager Ibach provided updates for the future fire company and police department. The board decided to convert the current police station to a fire station and build a new police station.

Fire Commissioner Christ explained that the new fire station location was chosen based on ISO studies showing it provides ideal response times and meets ISO requirements for distance traveled throughout the township. Fire Commissioner Christ is working closely with Station 57 officers and architects through monthly meetings. The design includes a historical museum area with a separate entrance to preserve the history and tradition of volunteer fire departments spanning over 100 years.

For the new police station, Township Manager Ibach explained it will be located at the corner of Grange Road and Cetronia Road at the southern end of Grange Park. The facility is designed for future growth, as the current station is at maximum capacity. Chief Sitoski noted the building is planned for 20-25 years based on expected population increases from census data. The location adjacent to the park will enhance community relations and encourage more visitors.

### **VI. DISCUSSIONS & UPDATES**

#### ***A. House Bill 2151 – Data Centers***

Chairman Fleischaker reported that the House Energy Committee passed House Bill 2151 on Tuesday with several amendments since the board first reviewed it. Originally, the bill placed data centers under a new assigned zoning code, but amendments have changed this approach. The board agreed to table further discussion until April to allow time to review the amendments and current bill form before commenting to their representatives. Supervisor Ghai noted that while some concerns were addressed, new issues around energy and electricity reporting remained, requiring more time to digest the recent changes.

### **VII. ORDINANCES**

#### ***A. Ordinance #2026-02 – Vacation of a Portion of Main Street in Fogelsville***

Solicitor Schantz noted that the ordinance covered the same material discussed during the public hearing earlier in the meeting.

**Motion by Vice-Chairman Godbarg to adopt Ordinance 2026-02, authorizing the vacation of a portion of Main Street in Fogelsville. Seconded by Supervisor Ghai. Motion passed 2-1, Chairman Fleischaker abstained.**

**B. Resolution #2026-13 – Identifying Deteriorated Areas Located within Upper Macungie Township Eligible for Tax Exemptions.**

Solicitor Schantz stated the LERTA program details discussed during the public hearing, emphasizing this resolution must precede the LERTA ordinance adoption. The designated area provides the foundation for property tax abatements over 10 years for improvements constructed within the boundaries.

**Motion by Chairman Fleischaker to adopt Resolution #2023-13, identifying deteriorated areas located within Upper Macungie Township eligible for tax exemptions. Seconded by Supervisor Ghai. Motion passed unanimously.**

**Ordinance #2026-03 – Adoption of a LERTA Ordinance**

Solicitor Schantz explained the ordinance provides tax abatement benefits for improvements in the designated area, with diminishing abatements over 10 years starting at 100% in year one and decreasing by 10% annually. Applicants would apply with the county board of assessment to receive benefits, with the township being the first step before school district and county adoption of similar ordinances.

**Motion by Vice-Chairman Godbarg to adopt Ordinance 2026-03, authorizing the adoption of a LERTA Ordinance. Seconded by Supervisor Ghai. Motion passed unanimously.**

**VIII. RESOLUTIONS**

**A. Resolution #2026-11 – Docket #2413, Nursery Street Townhouses, 1500 Nursery Street – Preliminary/Final Land Development**

Ms. Keller stated the applicant submitted an application for 36 townhouse units within the larger Lehigh Hills development at the northwest corner of Nursery Street and Route 100. The project includes water line, sanitary sewer, access drives, and storm sewer construction. Three waivers were previously approved by the board on December 4, 2025.

Engineer Kern explained two additional waivers for curb and sidewalk along Route 100 only, noting that the underlying Lehigh Hills development provided a roadway upgrade fee in 2009 that included sidewalks and curbs, fulfilling their obligation.

**Motion by Supervisor Ghai to approve Resolution #2026-11, granting Preliminary/Final Land Development Plan to Docket #2413, Nursery Street Townhouses, including approval of Waiver Request #3a and 3b, conditioned on the comments found in the Staff and Township Engineer Reports dated February 25, 2026, and February 23, 2026, respectively. Seconded by Vice-Chairman Godbarg. Motion passed unanimously.**

**B. Resolution #2026-12 – Docket #2392, 6939 Ruppville Road – Modification Request**

Mr. Kern stated the applicant has submitted a modification request letter identifying ten (10) waivers and two (2) deferrals from the Township's SALDO and Stormwater Management Ordinance.

**Motion by Chairman Fleischaker to approve Resolution #2026-12, granting approval of Waiver Requests #1- #8, 11, and 12 and Deferrals #9 and #10 for Docket #2392 - 6939 Ruppville Road. Seconded by Vice-Chairman Godbarg. Motion passed unanimously.**

**C. Resolution 2026-13 – Identifying Deteriorated Areas Located within Upper Macungie Township Eligible for Tax Exemptions**

Resolution 2026-13 was discussed prior to Ordinance 2026-03, earlier in the meeting.

**D. Resolution 2026-14 – Authorizing the Township Manager to Sign an Intermunicipal Agreement with the Whitehall Township Police Department**

Chief Sitoski explained this resolution memorializes existing resource and property sharing arrangements, specifically planned for the pending police station construction project. During construction, Upper Macungie would be able to use Whitehall Township's interview rooms and facilities if needed.

**Motion by Supervisor Ghai to adopt Resolution #2026-14, authorizing the Township Manager to sign an Intermunicipal Agreement with the Whitehall Township Police Department. Seconded by Chairman Fleischaker. Motion passes unanimously.**

**VIII. MOTIONS**

**A. Authorizing the Township Manager to Sign a Manhole Replacement Contract**

Township Manager Ibach explained this contract is part of the township's source reduction plan for the Act 537 regional plan to reduce inflow and infiltration. A vendor was found to replace manhole frames and covers primarily in the Riegelsville pump station sewer shed. After 10 years of searching for leaks, they believe the issue is surface flow over manholes. Watertight manhole frames and covers were purchased in January, and this contract covers installation.

**Motion by Supervisor Ghai to authorize the Township Manager to sign a contract for the use of Pact Two, LLC. for sanitary sewer manhole frame and cover replacements in the amount of \$455,000.00. Seconded by Chairman Fleischaker. Motion passed unanimously.**

**B. Authorizing the Township Manager to Enter into an Agreement with LiveBarn to Provide Live-Stream Services of Events at the Community Center**

Mr. Griffiths stated that LiveBarn provides a fully automated, subscription-based streaming platform that allows families, friends, and spectators to watch events live on demand from anywhere. The platform operates on a subscription base and offers a revenue-sharing component to partner facilities. He stated that having LiveBarn in place will position the Community Lifestyle Center as a modern, competitive Facility capable of attracting high-quality events and rentals.

**Motion by Supervisor Ghai to authorize the Township Manager to execute a venue agreement with LiveBarn Inc., pending the Solicitor's approval of contract conditions. Seconded by Chairman Fleischaker. Motion passed unanimously.**

**C. Accepting the Memorandum of Understanding from the Developer of the Lower Macungie Mixed Use Project Located at 617 North Krocks Road wherein the developer provides a commitment of financial contribution for improvements to the intersection of North Krocks and Cetronia Road.**

Mr. Kern explained the developer would provide financial contributions for intersection improvements, specifically adding a left turn lane for eastbound traffic on Route 222 bypass to head north on Krocks Road. Improvements include striping and signal retiming of existing infrastructure.

Solicitor Schantz noted this fits with long-term traffic flow improvements planned between major retail locations in the area.

**Motion by Vice-Chairman Godborge to accept the Memorandum of Understanding from the developer of the Lower Macungie Mixed-Use project located at 617 North Krocks Road wherein the developer provides a commitment of financial contribution for the improvements to the intersection of North Krocks and Cetronia Roads. Seconded by Chairman Fleischaker. Motion passed unanimously.**

**D. Assigning the 2026 Budget for the Deposit of Funds from the Lower Macungie Mixed-Use Project**

Solicitor Schantz confirmed it was appropriate to designate the funds from the previous motion to traffic improvement projects, with the developer transferring engineering plans and documents to the township for future use.

**Motion by Chairman Fleischaker to assign the financial contribution from the Lower Macungie Mixed-Use Development for improvements to the North Krocks and Cetronia Roads Intersection to Fund 36, Traffic Signal Contributions. Seconded by Vice-Chairman Godbarge. Motion passed unanimously.**

**IX. BOARD AND STAFF REPORTS**

**A. *Township Secretary***

*Ms. Vazquez stated that there was an executive session held on March 5, 2026, at 5:30 p.m. the topic discussed was legal matters.*

**B. *Community Development***

Ms. Keller stated that Staff and Consultants continue to work on the rewrite and are progressing to bring all sections together in the upcoming months.

**C. *Township Solicitor***

*Solicitor Schantz reported on recent Zoning Hearing Board decisions, including granting a height variance to Project Kennedy for an automated ASRS tower at 110 feet based on production, distribution, and FDA requirements. He also noted the Air Products data center application requested and received a continuance until May 27th, 2026, though he doesn't anticipate additional continuances will be granted.*

**D. *Recreation Department***

Mr. Griffiths announced that the Annual Bunny Hop Trunk Hunt will be held on March 28, 2026 from 10:00 a.m. to 2:00 p.m. at Grange Park.

**E. *Supervisors***

Supervisor Ghai shared observations about recent legislative bills related to data centers and housing, expressing concern about efforts to fast-track developments by undermining local zoning authority. He encouraged residents to provide feedback to legislators about potential impacts on local planning efforts.

**X. PUBLIC COMMENT/COURTESY OF THE FLOOR**

Ray Laudenslager expressed his concerns about the Project Kennedy Zoning Hearing and allowing for public comment and feedback. Mr. Ibach mentioned the company must complete land development review through Planning Commission, and there will be opportunities for resident input.

Andrew Schopf presented a proposal to establish an Upper Macungie Township Historical Society. He also recommended the township develop mechanisms to evaluate historic structures before demolition, citing concerns about rural gentrification pushing out agricultural heritage.

**XI. ADJOURNMENT**

There being no other business, **Chairman Fleischaker made a motion to adjourn the meeting at 8:50 p.m. Seconded by Supervisor Ghai. The motion passed unanimously.**

Submitted by:

---

Jazmin Vazquez  
Township Secretary

**TOWNSHIP OF UPPER MACUNGIE**  
**Lehigh County, Pennsylvania**

**ORDINANCE #2026-04**

**(To be considered, and if appropriate, Duly Adopted April 2, 2026)**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MACUNGIE, LEHIGH COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 (ZONING) OF THE CODE OF THE TOWNSHIP OF UPPER MACUNGIE, KNOWN AS THE UPPER MACUNGIE TOWNSHIP ZONING ORDINANCE AND THE SECTIONS OF CHAPTER 27 AS HEREINAFTER SET FORTH. SPECIFICALLY, THIS ORDINANCE ADDS A NEW DEFINITION; AMENDS THE TABLE OF LOT AND SETBACK REQUIREMENTS FOR THE NC, HC, LI, LI(L), GI AND RT DISTRICTS (CHAPTER 27 SECTION 307.2.C) RELATED TO PROVIDING FOR AND REGULATION OF “AUTOMATED STORAGE AND RETRIEVAL SYSTEMS” OR “AS/RS” ALL OF WHICH ARE FULLY SET FORTH IN THE BODY OF THIS ORDINANCE AND ALL OF WHICH ARE IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, P.L. 805, NO. 247, AS REENACTED AND AMENDED, 53 P.S. §10609.**

**WHEREAS**, Upper Macungie Township is a thriving community having a well-balanced blend of agricultural, residential, commercial, and industrial properties within its borders; and

**WHEREAS**, Upper Macungie Township is a community that enjoys a quality of life that people want to invest in and where they want to live and raise a family coupled with an attractive area for business and job growth; and

**WHEREAS**, the Upper Macungie Township Board of Supervisors, from time to time, finds a need to regulate certain new and innovative uses in the Township in order to preserve the quality of life and to promote, protect and facilitate the public health, safety and welfare; and

**WHEREAS**, the Upper Macungie Township Board of Supervisors has concluded that Automated Storage and Retrieval Systems utilizes new technology in the Warehouse Distribution sector which allows for fully automated storage and retrieval of items and goods, with said systems often utilizing vertical racking and maximizing vertical space for high-density storage and improving speed, accuracy, and labor efficiency in high-volume environments; and

**WHEREAS**, Automated Storage and Retrieval Systems are neither provided for nor regulate by the Upper Macungie Township Zoning Ordinance (Chapter 27 of the Upper Macungie Township Code of Ordinances) and, as such, the Upper Macungie Township Board of Supervisors finds it necessity to amend Chapter 27 to provide for and regulate these facilities in order to preserve the quality of life and to promote, protect and facilitate the public health, safety and welfare; and

**WHEREAS**, Section 27-108 of the Upper Macungie Township Zoning Ordinance provides that “the Board of Supervisors may amend, challenge or repeal any or all portions of this Chapter on its own motion or upon agreeing to hear a written request for any person, entity or the Planning Commission.”; and

**WHEREAS**, pursuant to Section 609 of the Municipalities Planning Code, 53 P.S. § 10609, the Township of Upper Macungie is authorized and empowered to enact amendments to the Upper Macungie Township Zoning Ordinance after public hearing thereon pursuant to public notice; and

**WHEREAS**, the Board of Supervisors of the Township of Upper Macungie has conducted a public hearing pursuant to public notice concerning the following amendments to the Upper Macungie Township Zoning Ordinance; and

**WHEREAS**, after public hearing pursuant to public notice, the Board of Supervisors of the Township of Upper Macungie desires to ordain and enact the amendments to the Upper Macungie Township Zoning Ordinance set forth hereinafter.

**NOW, THEREFORE, BE IT HEREBY ENACTED** by the Board of Supervisors of Upper Macungie Township as follows:

## **SECTION 1. DELETIONS, AMENDMENTS, INSERTIONS AND CHANGES**

The following Sections denoted by Section numbers are amended, with such amendments being denoted by bold underlining. (**bold underlining**)

The following Sections or parts thereof denoted by Section numbers are added, with such additions being denoted by the word “NEW” preceding the addition which shall be denoted by bold text. (“**NEW**”)

The following Sections or parts thereof denoted by Section numbers are deleted, with such deletions being denoted by brackets and strikethrough (~~strikethrough~~).

For purposes of Codification, all Sections noted herein follow the Sections as set forth in the Code of Ordinance of the Township of Upper Macungie, revised through November 2, 2023

## **SECTION 2. BODY OF THE ORDINANCE**

### **Part 2 DEFINITIONS**

#### **§ 27-202 Terms Defined.**

**“NEW” VERTICAL AUTOMATED STORAGE AND RETRIEVAL SYSTEM (VERTICAL AS/RS) - A technology-driven system that automatically stores and**

retrieves goods in a high-density, vertical storage configuration inside of a warehouse.

**Part 3 DISTRICTS**

**§ 27-307 - Table of Lot and Setback Requirements by District.**

2. The following requirements shall apply for each respective district, unless a more restrictive requirement is listed for a particular use in § 27-402 or 27-403 or elsewhere in this chapter. For a conservation design development, which is an option allowing smaller lots in certain residential districts, see Part 9. See also the steep slope regulations of § 27-505, which may require larger lots in areas of 15% or greater slope.

C. Table of Lot and Setback Requirements for the NC, HC, LI, LI(L), GI and RT Districts:

| Type of Requirement<br>(See Definitions of terms in Part 2) | NC<br>District <sup>1</sup> | HC<br>District <sup>4</sup> | LI and LI(L) Districts   | GI<br>District  | RT District <sup>3</sup> |
|---|-----------------------------|-----------------------------|--|-----------------|--------------------------|
| g. Maximum Height (feet) (see exceptions in § 27-802)       |                             |                             |  |                 |                          |
| Principal building  | 35                          | 35 <sup>5</sup>             | Office buildings: 150 <sup>7</sup><br><b><u>“NEW” Vertical Automated Storage and Retrieval Systems: 120’<sup>8</sup></u></b><br>All other buildings: 50 <sup>5</sup> | 50 <sup>5</sup> | 35 <sup>5</sup>          |
| Accessory building  | 25                          | 25                          | 50   | 50              | 35                       |
| h. Maximum Number of Stories                                |                             |                             |  |                 |                          |
| Principal building  | 2 1/2                       | 3                           | <del>4</del> <b>2</b>  | 4               | 3                        |
| Accessory building  | 1                           | 1                           | 1  | 1               | 1                        |

**NOTES:**

**“NEW”** <sup>8</sup>

**A manufacturing facility comprised of a multi-use campus involving manufacturing, offices and warehouse distribution shall be permitted to have a Vertical Automated Storage and Retrieval System (Vertical AS/RS) with a maximum height of one hundred twenty (120’) feet as a component of a principal structure conditioned upon the Vertical AS/RS being clearly accessory but integral to the principal manufacturing use. A Vertical AS/RS exceeding the height of seventy-five (75’) feet shall not encompass more than 20% of the total floor area of the principal structure. The maximum building height shall be measured at the roof deck of the building and shall exclude rooftop equipment, parapets and solar arrays.**

**SECTION 3. EFFECTIVE DATE**

This Ordinance shall become effective immediately upon adoption.

**SECTION 4. SEVERABILITY**

In the event that any provision, section, sentence, clause, or part of this ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause, or part of this ordinance, it being the intent of this Township that such remainder shall be and shall remain in full force and effect.

**SECTION 5. REPEALER**

All other Ordinances or parts of Ordinances inconsistent herewith shall be and the same expressly are repealed.

**ENACTED AND ORDAINED** the 2nd day of April, 2026 by the Board of Supervisors of the Township of Upper Macungie, Lehigh County, Pennsylvania, in lawful session duly assembled.

**ATTEST**

**UPPER MACUNGIE TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**JAZMIN VAZQUEZ, Secretary**

\_\_\_\_\_  
**JEFFREY FLEISCHAKER, Chairman**

\_\_\_\_\_  
**JULIEN GODBARGE, Vice-Chairman**

\_\_\_\_\_  
**SUNNY GHAI, Member**



**UPPER MACUNGIE  
TOWNSHIP**

DATE: March 26, 2026

TO: Upper Macungie Township Board of Supervisors

FROM: Meredith Keller, AICP, Director of Community Development

RE: Plan Name: American Craft Brewery Wastewater Pre-Treatment Plant  
 Plan Type: Preliminary/Final Land Development  
 UMT Docket No.: 2408  
 Property Parcel ID: 545579588534-1  
 Property Address: 7880 Penn Drive, Breinigsville, PA 18031  
 Zoning District: LI – Light Industrial

The application proposes to construct a new wastewater pre-treatment plant adjacent to the existing onsite wastewater pre-treatment plant. The applicant intends for the existing onsite pre-treatment plant to remain in use during the construction of the new facility. The existing screening building and surge tank will remain after the upgrade is complete.

**WAIVERS/MODIFICATION**

The applicant has submitted a modification request letter identifying eight (8) waivers and one (1) deferral from sections of the Township’s S.A.L.D.O., which are outlined in detail in the attached Township Engineer’s review letter.

**TIMELINE**

The following table presents the review period timeline for the above referenced application.

| <b>PLAN REVIEW PERIOD</b>                   | <b>CURRENT DATES</b> |
|---|----------------------|
| Application Date                            | 11/17/2025           |
| Review Period Beginning Date                | 11/19/2025           |
| Last Available Planning Commission Meeting  | 3/18/2026            |
| Last Available Board of Supervisors Meeting | 5/7/2026             |
| Review Period End Date                      | 5/18/2026            |

**OTHER AGENCY REVIEWS**

The following agencies were notified that this plan is available for review.

| <b>AGENCY</b>                                 | <b>SUBMISSION OF COMMENTS</b> |
|---|-------------------------------|
| Community Development Department              | 3/26/2026                     |
| Township Engineer (HRG)                       | 3/17/2026                     |
| Bureau of Fire                                | 11/20/2025                    |
| Zoning & Codes Officer                        | 3/17/2026                     |
| Lehigh Valley Planning Commission             | 12/17/2025                    |
| Lehigh & Northampton Transportation Authority | No Comment, 1/20/2026         |

### **2019 COMPREHENSIVE PLAN REVIEW**

Beverage bottling is consistent with the current Township Zoning Ordinance and is permitted by right within the Light Industrial Zoning District. The purpose of the LI Zoning District is to avoid the types of uses most likely to cause very high amounts of heavy truck traffic in areas that would require the trucks to pass through historic or residential areas or where roads are clearly inadequate. Since the proposed plan is not changing the use of the property nor adding significant additional truck traffic, it fits the purpose of the district. This plan also aligns with the Future Land Use Map as this property is located in an area for future industrial growth.

### **PEDESTRIAN/BICYCLE ACCESS**

The Vision Zero Action Plan (VZAP, 2023) depicts a sidewalk connection extending west on Penn Drive from Route 100, then north on Sycamore Road; however, these improvements do not abut the parcel being developed.

### **ZONING REPORT**

See attached Zoning Review letter provided by Marv Walton, Township Zoning Officer.

### **ENGINEER REPORT**

See attached Engineering Review letter provided by Ryan Kern, P.E., Township Engineer.

### **BUREAU OF FIRE**

See attached Bureau of Fire Review Letter provided by Peter Christ, Fire Commissioner.

### **COMMENTS/QUESTIONS**

Community Development staff members have reviewed the Plan and have the following additional questions/comments: These questions and/or comments should be addressed by the applicant as part of their presentation.

N/A

### **RECOMMENDED PLAN ACTION**

Township Staff and Consultants recommend that the Board of Supervisors grant approval through the following motion: **Motion to approve Resolution #2026-15, granting Preliminary/Final Land Development Plan approval to Docket #2408, American Craft Brewery Wastewater Pretreatment Plant, including approval of Waiver Request #1, #2, #3, #4, #5, #6, #7 and #8, and Deferral Request #9, conditioned on the comments in the Township Engineer Review Letter dated March 17, 2026.**

cc: Robert Ibach, Jr., Township Manager  
Andrew V. Schantz, Esq., Davison & McCarthy  
Ryan Kern, P.E., Township Engineer, HRG, Inc.  
Stan Wojciechowski, P.E., C.M.E., HRG, Inc.  
Tompall Toone, American Craft Brewery, LLC.  
P.J. Melocheck, Jr., P.L.S., P.E., Miller Bros. Construction, Inc.  
Christy Zulli, Miller Bros. Construction, Inc.



Herbert, Rowland & Grubic, Inc.  
 1275 Glenlivet Drive, Suite 330  
 Allentown, PA 18106  
 610.351.0311  
 www.hrg-inc.com

## LAND DEVELOPMENT REVIEW LETTER #3

### UPPER MACUNGIE TOWNSHIP

Attn: Meredith Keller, Director of Community Development

American Craft Brewery Waste Water Pre-Treatment Plant  
 Preliminary/Final Land Development

March 17, 2026

Reference: Docket #2408  
 Location: Address: 7880 Penn Drive, Breinigsville, PA 18031  
 PIN: 545579588534-1  
 Zoning Dist.: LI  
 Applicant: Tompall Toone, American Craft Brewery, LLC  
 6 Cannery Village Center, Milton, DE 19968  
 302-499-3236 - [tompall.toone@bosotonbeer.com](mailto:tompall.toone@bosotonbeer.com)  
 Owner: Tara Heath, American Craft Brewery, LLC  
 One Design Center Place, Boston, MA 02210  
 617-368-5000  
 Engineer: Kevin G. Melocheck, Jr., PLS, PE, Miller Bros. Construction, Inc.  
 PA Box 472, 950 E. Main Street, Schuylkill Haven, PA 17972  
 570-385-1662 - [pjmelocheck@millerbros.com](mailto:pjmelocheck@millerbros.com)  
 Time Clock: 5/18/2026

We have completed our review of the following information for the above-referenced project:

| Submission:   | Dated:            | Last Revised:     |
|---|-------------------|-------------------|
| Plan Sheets 1-15 of 15 (Plan)                               | November 10, 2025 | March 2, 2026     |
| Plan Sheets 1-17 of 17 (PCSM & ESC Plan)                    | November 10, 2025 | March 2, 2026     |
| Post Construction Stormwater Management Report (SWM Report) | November 10, 2025 | March 2, 2026     |
| Erosion & Sediment Control Report (ESC Report)              | November 10, 2025 | December 17, 2025 |
| Plan Sheets 1-1 of 1 (Truck Turning Exhibit)                | -                 | -                 |

The Applicant has submitted the following requests for relief:

| Requested Modification(s):  | Dated:            | Ordinance Section: |
|---|-------------------|--------------------|
| 1. Waiver of Final Plan Requirements                                      | November 17, 2025 | SALDO 22-503.1     |
| 2. Waiver of depicting recorded SWM & recreation facilities within 200 ft | November 17, 2025 | SALDO 22-403.4.G   |

|  |                   |                      |
|--|-------------------|----------------------|
| 3. Waiver of depict easements & utility of rights-of-way within 200 ft   | November 17, 2025 | SALDO 22-403.4.H     |
| 4. Waiver of depicting contours on the entire site                       | November 17, 2025 | SALDO 22-403.4.I     |
| 5. Partial waiver of site analysis maps                                  | November 17, 2025 | SALDO 22-403.5.A     |
| 6. Waiver to allow access drive width less than 26 ft                    | November 17, 2025 | SALDO 22-703.3.C(2)  |
| 7. Waiver to allow less than 2% slope on bottom of detention bed         | November 17, 2025 | SALDO 22-707.4.C.2.h |
| 8. Waiver to provide trees per paved area in alternate locations on site | November 17, 2025 | SALDO 22-710.5.B     |
| 9. Deferral to install sidewalks along frontage                          | January 14, 2026  | SALDO 22-704.9.A     |

We offer the following comments: (**Bolded** comments = Key comments for discussion)

## MODIFICATIONS

- WAIVER of SALDO [22-503.1]** – A final major subdivision and final major land development plan may not be submitted to the Township Community Development Department for Planning Commission consideration prior to the Board of Supervisors' approval of a preliminary plan.

  - Summary of applicant's relief request: The project is proposed to be designed and constructed in one single phase. All of the requirements of a Preliminary Plan are being addressed in the Final Plan. We are requesting a waiver to submit a Preliminary plan submission.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
- WAIVER of SALDO [22-403.4.G]** – All existing or publicly recorded stormwater management facilities and recreation facilities within 200 feet of the boundaries of the proposed subdivision/land development tract, or to a distance deemed satisfactory by the Township Engineer.

  - Summary of applicant's relief request: A waiver is hereby being requested to not depict all recorded SWM and recreation facilities within 200 feet of the entire property boundary. We are requesting a waiver from this section because the project area is very small compared to the entire property. The stormwater facilities in the vicinity of the project are depicted on the plans.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
- WAIVER of SALDO [22-403.4.H]** – All existing underground utility structures, such as, but not limited to, petroleum lines, gas lines, communication lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, sidewalks, bike paths or other man-made features within the proposed subdivision tract and within 200 feet of the boundaries of the proposed subdivision tract. The location, width and purpose of existing easements and utility rights-of-way within

200 feet of the proposed subdivision tract, or to a distance deemed satisfactory by the Township Engineer.

- Summary of applicant's relief request: A waiver is hereby being requested to not depict all easements and utility rights-of-way within 200 feet of the entire property boundary. We are requesting a waiver from this section because the project area is very small compared to entire property. The easements and rights-of-way in the vicinity of the project are depicted on the plans.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
4. **WAIVER of SALDO [22-403.4.I]** – Contour lines at vertical intervals of not more than two feet. Location and elevation of the data to which contour elevations refer shall be the closest United States Coast and Geodetic Survey established benchmark, where available.
- Summary of applicant's relief request: A waiver is hereby being requested to not depict contours on the entire site. We are requesting a waiver from this section because the project area is very small compared to entire property and the contours are depicted in the vicinity of the project.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
5. **WAIVER of SALDO [22-403.5.A]** – Site Analysis Maps. Where feasible and legible, the analysis involved in Subsections **5A(1)** through **(4)** of this Section may be illustrated on one or a combination of composite maps. The combined impact of the natural characteristics of the tract upon the development potential of the tract shall be clearly illustrated on the map or maps.
- Summary of applicant's relief request: We are requesting a partial waiver from the preparation of a site analysis map. A rock formation map and wetlands statement have been provided on the existing conditions drawing sheet.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
6. **WAIVER of SALDO [22-703.3.C(2)]** – Access Drive. For structures greater than or equal to 30 feet in height, a 26-foot-wide access drive is required for one-way and two-way use.
- Summary of applicant's relief request: A waiver is hereby being requested to for structures greater than 30 feet in height to provide a 26-foot-wide access drive. The fire commissioner, Peter Christ, supports a 24-foot-wide access drive due to the location of the proposed Waste Water Treatment Plant (WWTP) improvement project (see enclosed ASRS & WWTP Layout exhibit).
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
7. **WAIVER of SALDO [22-707.4.C.2.h]** – The bottom of all stormwater detention basins shall slope to the outlet structure at a grade not less than 2%.

- Summary of applicant's relief request: A waiver is hereby being requested to not provide a slope on the bottom of the underground detention basin. The proposed basin dewaterers within the allocated time frames, it is not a surface basin where vegetative growth is a concern, and no infiltration is proposed.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
8. **WAIVER of SALDO [22-710.5.B]** – In addition to the lot area landscaping requirements, paved area landscaping shall provide one tree for each area of pave to be placed around the perimeter of the paved area, along internal driveways, access drives, and islands.
- Summary of applicant's relief request: A waiver is hereby being requested to not provide one tree for each area of pavement to be placed around the perimeter of the paved areas, along internal driveways and access drives. The required number of trees will be planted in an alternate location due to the existing PPL easements and the potential for the tree roots to damage the proposed paved areas.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
9. **Deferral of SALDO [22-704.9.A]** – Public sidewalks shall be required along the roadway frontage of all improved roads in multifamily, single-family attached/detached developments and all nonresidential subdivisions and land developments.
- Summary of applicant's relief request: For the above referenced project, we are requesting modifications to extend the deferral of sidewalks along the I-78 frontage. A waiver and deferral were originally approved for Section 22-704.9.A to install sidewalks along the I-78 frontage on June 2, 2002 for Docket #2337 – Sam Adams Parking Lot Additions Preliminary/Final Land Development plans (plan recorded October 11, 2022, Instrument #2022034643). The Planning Commission and Board of Supervisors recommended to extend the deferral for Docket #2394, American Craft Brewery ASRS Building Preliminary/Final Land Development plans. The applicant requests that the above deferral also be granted for Docket #2408 for the American Craft Brewery Wastewater Pre-Treatment Plant Preliminary/Final Land Development Plans. If the Planning Commission and Board of Supervisors are in favor of extending this deferral, we request it to be noted in the motion to act on the plan.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.

## **SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)**

1. The finalized agreement has been accepted. Please provide finalized copies upon receipt [22-403.5.M]
2. A letter of approval shall be provided from the Lehigh County Conservation District which indicates that the soil erosion and sedimentation control plan conforms to the provisions of Subsection 1 of § 22-709 of this Chapter; conservation district current requirements [22-503.8].

3. The Plans and Comment Response letter adequately address all Township sanitary sewer requirements.

### **ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL**

1. The Applicant shall dedicate parkland or pay a fee in lieu of parkland dedication in the amount of \$3,500 base fee plus \$0.20/sf x 16,954 sf gross floor area, for a total of \$6,890.80 [22-711.5].
2. The submitted opinion of probable cost for the proposed improvements will be reviewed upon plan finalization [22-404.1.F & 22-501.3.F]
3. The Applicant shall establish an escrow for public improvements and construction inspections [22-404.1.C & 22-404.1.F & 22-804].
4. The Applicant shall furnish all necessary approvals by local, county, state, and federal agencies including but not limited to LCA, LVPC, LCCD, and DEP [22-503.8 & 17-302 & 17-303].
5. The Applicant shall execute agreements with the Board of Supervisors (BOS) regarding the installation of all improvements shown on the plan and required by the Subdivision and Land Development Ordinance. Before the final plan may be endorsed by the BOS, any required agreements shall be executed by the developer and the BOS [22-801].
6. The Applicant shall execute a Stormwater Facilities Operation and Maintenance Agreement [17-704].
7. The Applicant shall pay all required fees and charges [22-905 & 17-601].
8. The additional flows at the site are considered de minimis and therefore tapping fees for the proposed facility are not warranted by UMT nor LCA. The UMT Tapping fee shall be imposed under Ordinance 2020-06 [18-802].
9. The developer will be responsible to pay all established Upper Macungie Township and Lehigh County Authority allocation and application fees, as applicable, per Ordinance 2020-06.
10. Within 120 days of the execution of the resolution approving the subdivision unless an extension has been granted in writing by the Board of Supervisors, the Applicant's Engineer shall supply all required documentation in accordance with this section [22-504.1].
11. All seals and signatures shall be on the plans prior to approval [General].
12. Any revisions made to the plans after final plan approval shall be noted and made apparent to the review engineer upon the submission of a check set [22-403.4.K(13)].

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).*

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in blue ink, appearing to read "Ryan M. Kern".

Ryan M. Kern, P.E.  
Group Manager – Municipal & Water Resources

SMS/SGW/RMK/pk

P:\0086\008621\_0427\106 - Sam Adams Wastewater Treatment D#2408\A - PLAN REVIEW\PR#3 - PH 106 - Sam Adams American Craft WW Building D#2408.docx

c: Andrew Schantz, Esq., UMT Solicitor (via e-mail)



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892  
f 610.395.9355

[UpperMac.org](http://UpperMac.org)

TO: Upper Macungie Township Board of Supervisors

DATE: March 17, 2026

SUBJECT: #2408 – American Craft Brewery, LLC  
Preliminary/Final Land Development Plan – Waste Water Pre-Treatment Plant  
Property Address: 7880 Penn Drive, Breinigsville, PA 18031  
Parcel # 545579588534 1 69 Acres

ZONING DISTRICT: LI – Light Industrial Park District

Dear Planning Commission Members,

The applicant is proposing to construct a new wastewater pre-treatment plant adjacent to the existing on-site wastewater pre-treatment plant (WWTP). The existing on-site pre-treatment plant will remain in use during the new construction and the existing screening building and surge tank will remain after the upgrade is completed. The project area is located on the southwest portion of the existing Sam Adams Brewery property. This project will include a new 6" fire line, 2" domestic water line, sewer lateral from the proposed bathroom, a gas line and a biogas line. Four (4) off-street parking spaces are provided to accommodate employees and maintenance staff. Stormwater is proposed to be managed with a subsurface dry extended detention basin and a major amendment to the existing Individual NPDES Permit. Comments are offered based on a review of the plans titled "Preliminary/Final Land Development Plan for Waste Water Pre-Treatment Plant" prepared by Miller Bros. Construction, Inc., dated November 10, 2025, last revised March 2, 2026, for consistency with Section 27 (Zoning) of the Upper Macungie Township Code of Ordinances. This Plan was last reviewed by this office on January 26, 2026 and it was noted all zoning comments were satisfactorily addressed at that time. Subsequent plan revisions to address the comments of the Township Engineer have not altered that so accordingly, this office has no further comment.

Sincerely,

Marv Walton  
Zoning Officer

PC: Meredith Keller, AICP, Director of Community Development  
Allie Scarfaro, Zoning Officer  
Ryan Kern, P.E., HRG, Inc.  
Stan Wojciechowski, PE, CME, HRG, Inc.



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892  
f 610.395.9355

[UpperMac.org](http://UpperMac.org)

November 20, 2025

**Planning Commission  
Upper Macungie Township**

**Re: 7880 Penn Drive Pre-Treatment Plant/Preliminary/Final Land Development**

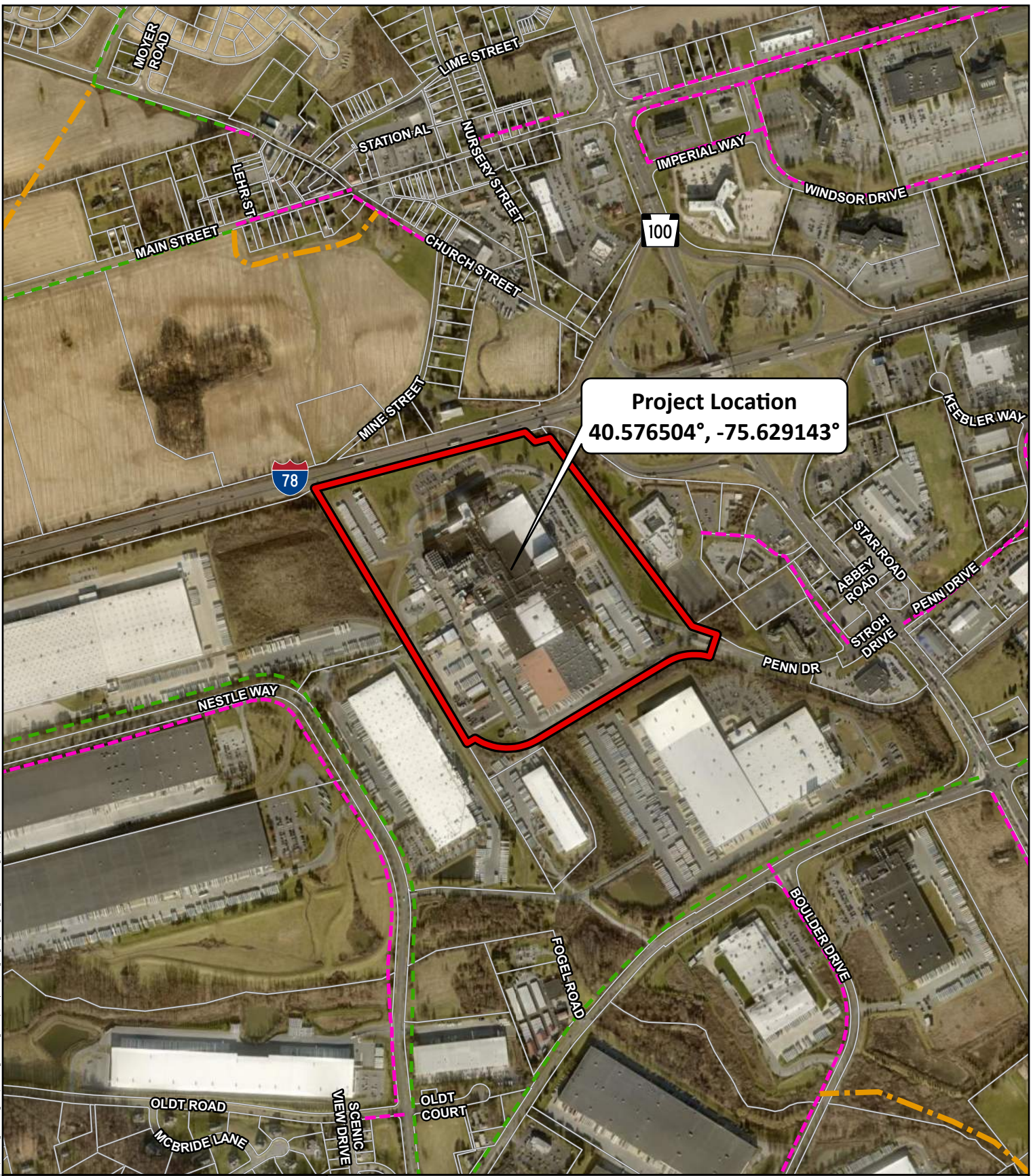
Members,

During the plan review on November 20, 2025, the following was noted. All references listed below are from the 2021 International Fire Code by Township Ordinance #2018-05 (duly adopted July 5, 2018), #2021-06 (duly adopted May 6, 2021) and UMT Codified (Ordinance 01-11, 6/21/2001, 22-706). Amended by Ord. No. 2021-14, 12/2/2021.



During the plan review on November 20, 2025, I have no comments related to plan submission dated November 10, 2025, by Miller Bros. Construction.






Sincerely,  
**Upper Macungie Township**

Peter D. Christ  
Fire Commissioner



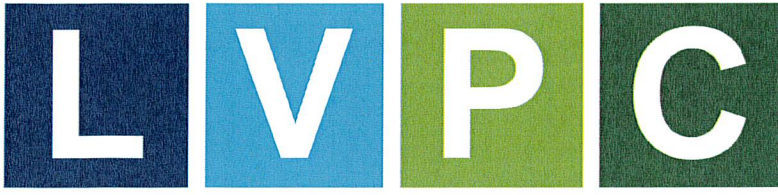
**Project Location**  
 40.576504°, -75.629143°


 0 500 1,000 Feet  
 Mapping derived from data provided by Lehigh County GIS, ESRI, PennDOT, and USGS.  
 12/4/2025 | PM: RMK | GIS: NGV | QA: JDD | R008621.0427  
  
 Mill Run Office Center  
 1275 Glenlivet Drive, Suite 330  
 Allentown, PA 18106  
 610.351.0311 [phone]  
 www.hrg-inc.com

- Vision Zero Plan**
-  Multiuse Path
  -  Proposed Sidepath
  -  Proposed Sidewalk
  -  Project Location
  -  Parcel Boundary

**American Craft Brewery, LLC**  
**Wastewater Treatment Plant**  
**7880 Penn Drive**  
**Location Map**  
**UMT Docket No. 2408**  
 Upper Macungie Township  
 Lehigh County, Pennsylvania

008659821\_0427105\_Sm-Admin-Wastewater\_Treatment-PA2408\_GIS-Project-0427\_Sm-Admin-Wastewater\_Treatment-PA2408\_PhotoMap\_8x11



# Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN  
Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Vice Chair

PHILLIPS ARMSTRONG  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

March 17, 2026

Mr. Charles Deprill, Chair  
Upper Macungie Township Planning Commission  
8330 Schantz Road  
Breinigsville, Pennsylvania 18031

**Re: American Craft Brewery Wastewater Pre-Treatment Plant  
Plans Revised January 16, 2026  
Upper Macungie Township  
Lehigh County**

Dear Mr. Deprill,

The proposed storm drainage concept presented in the plans revised January 16, 2026 and storm drainage calculations revised January 6, 2026 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance, June 1999*. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 70 and 72 of the Little Lehigh Creek Watershed as delineated in the Act 167 Plan. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 50% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Please call with any questions regarding these comments.

Sincerely yours,

Geoffrey A. Reese, PE  
Master Planner and Engineer

Mr. Charles Deprill  
Upper Macungie Township  
March 17, 2026  
Page 2

cc:Ryan Kern, PE, HRG Inc.

Anderson Deutschman, EIT, HRG Inc.

Meredith Keller, Director of Community Development

Anthony P. Rossi, PE, Brinkash & Associates, Inc

Kevin G. Melocheck, Jr., PLS, PE, Miller Bros. Construction Inc.

Lehigh County Conservation District

LVPC ACT 167 REVIEW CHECKLIST

Development Name: American Craft Brewery Wastewater Pre-Treatment Plant Watershed: Little Lehigh Creek  
 Municipality: Upper Macungie Township Reviewer: Peter G. Lantz  
 Date: March 17, 2026 Checked by: Geoffrey A. Reese, PE

| Ordinance Reference | Item | Consistency w/Ordinance |        | Comment |
|---------------------|------|-------------------------|--------|---------|
|                     |      | Yes                     | No N/A |         |

301.A-G. General storm water management requirements ..... X / /  
 H. Consideration of volume controls ..... / / X  
 302.A,B. Applicable Storm Water Management Provisions

|            |            |            |  |  |
|------------|------------|------------|--|--|
| Subarea(s) | 70         | 72         |  |  |
| Criteria   | 30%/50% RR | 30%/50% RR |  |  |

Criteria Key: RR = release rate; CND = conditional no detention

303.A. Design consistency with applicable provisions from 302.A. and B. .... X / /  
 B. Mapping of Storm Water Management District Boundaries ..... X / / X  
 C. Downstream capacity analysis ..... / / X  
 D. Multiple discharge points within a single subarea ..... / / X  
 E,F. Multiple discharge points within multiple subareas ..... / / X  
 G. Consideration of closed depression impact ..... / / X  
 H. Consideration of offsite runoff ..... / / X  
 K. Documentation of no increase in peak or volume ..... / / X  
 L. Documentation of "no harm" downstream ..... / / X  
 M. Regional or subregional detention analysis ..... / / X  
 N. Capacity improvements analysis ..... / / X

304.A. Computation method (rational or soil-cover-complex) ..... X / /  
 B. Verification of detention design by routing ..... X / /  
 C. Minimum detention pond freeboard specifications ..... / / X  
 D. Minimum circular orifice diameter ..... X / /  
 E. Soil-cover-complex method design rainfall ..... X / /  
 F. Rainfall intensities for rational method ..... / / X  
 G. Curve Numbers for soil-cover-complex method ..... X / /  
 H. Runoff coefficients for the rational method ..... / / X  
 I. Volume control storage volume ..... / / X  
 J. Time of concentration segmental approach ..... / / X  
 K. Common time of concentration ..... / / X  
 L. Manning equation to calculate watercourse capacity ..... / / X

403. Drainage Plan Contents ..... X / /

Soil-cover-complex method used.

Consideration Preferred, not required.



# Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

December 17, 2025

Kal Sostarecz, Director of Community Development  
Upper Macungie Township  
8330 Schantz Road  
Breinigsville, PA 18031

**Re: American Craft Waste Water Pre-Treatment Plant  
Upper Macungie Township  
Lehigh County**

Dear Mr. Sostarecz,

The application proposes the demolition of a freight parking lot in the southwest corner and expanding their existing wastewater pre-treatment plant. The new facility would contain four new buildings totaling 7,800 square feet and eight new tanks ranging from approximately twenty to fifty feet tall as well as additional exterior improvements to support the new facility. The site will be accessed via a new road behind the treatment plant and connect back to Penn Dr, which serves as the internal access road within the larger American Craft facility.

The proposed development fulfills the intent of *FutureLV: The Regional Plan* to 'encourage reuse and redevelopment within urban areas' (Policy 1.1). In addition, the LVPC commends the expansion of the pre-treatment plant for outcomes that include 'matching development intensity with sustainable infrastructure capacity' (Policy 1.1), 'strengthening public sewer along Corridors' (Policy 3.2) by alleviating any burden the American Craft facility may place on the Western Lehigh Sewer Area, and 'encourages sustainable building and site design practices' (Policy 3.4) by acting as a model for other facilities.

Mapping provided by the Bureau of Topographic and Geologic Survey at the Pennsylvania Department of Conservation and Natural Resources indicates the extensive presence of karsts in the form of surface depressions on the site. The LVPC advises the applicant to ensure proper geotechnical testing prior to any land development, to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' (Policy 3.2).

**Stormwater Review**

The project site is located within the Little Lehigh Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Weinberg". The signature is fluid and cursive, with the first name "Jacob" being more prominent than the last name "Weinberg".

Jacob Weinberg  
Community and Regional Planner

cc:  
American Craft Brewery LLC, Applicant;  
Kevin G. Melocheck, Jr., PLS, PE, Project Engineer/Surveyor;  
Ryan Kern, Township/Borough Engineer;  
Geoffrey A. Reese, PE, Master Planner and Engineer, LVPC;

## ATTACHMENT 1

### Act 167 Drainage Plan Review

December 17, 2025

Re: American Craft Brewery Wastewater Pre-Treatment Plant

Plans Dated November 10, 2025

Upper Macungie Township

Lehigh County

The proposed storm drainage concept presented in the plans and storm drainage calculations dated November 10, 2025 has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage districts 70 and 72 of the Little Lehigh Creek Watershed. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 50% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the following deficiencies are noted. The outlet control structure orifice dimensions are inconsistent between the plans and the calculations for the wastewater treatment plant basin and the combined basin. The inlet pipes to the outlet control structure from the basins individually and combined have zero slope which should be avoided. This may be intended to equalize the storage elevation between basins, but a separate equalization pipe should be considered. An outlet control structure detail should be provided for the combined basin option showing the inflow pipes from both parts of the basin. The disturbed area calculation for the combined basin option appears incorrect as it includes nearly the full individual disturbed areas for both the automated storage and retrieval system and the wastewater treatment plant, but the areas overlap. The pre-development hydrograph combinations for the combined basin option include a disturbed area hydrograph that is not consistent with the tabular method summary. Therefore, the Drainage Plan has been found to be inconsistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and

design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Once the outlined issues have been addressed, the revised plans and calculations, completed application form and appropriate review fee will need to be resubmitted to our office. Please call with any questions regarding these comments.

Sincerely yours,

A handwritten signature in blue ink that reads "Geoffrey A. Reese". The signature is written in a cursive style and is positioned to the left of a vertical line.

Geoffrey A. Reese, PE

Master Planner and Engineer

Attachment

LVPC ACT 167 REVIEW CHECKLIST

Development Name: American Craft Brewery Wastewater Pre-treatment Plant Watershed: Little Lehigh Creek  
 Municipality: Upper Macungie Township Reviewer: Peter G. Lantz  
 Date: December 17, 2025 Checked by: Geoffrey A. Reese, PE

| Ordinance Reference | Item   | Consistency w/Ordinance |            |     | Comment                                |
|---------------------|--|-------------------------|------------|-----|--|
|                     |  | Yes                     | No         | N/A |  |
| 301.A-G.            | General storm water management requirements.....                     | X                       | /          | /   |  |
|                     | H. Consideration of volume controls .....                            | /                       | /          | X   | Consideration preferred, not required. |
| 302.A,B.            | Applicable Storm Water Management Provisions                         |                         |            |     |  |
|                     | Subarea(s)   | 70                      | 72         |     |  |
|                     | Criteria   | 30%/50% RR              | 30%/50% RR |     |  |
|                     | Criteria Key: RR = release rate; CND = conditional no detention      |                         |            |     |  |
| 303.A.              | Design consistency with applicable provisions from 302.A. and B..... | /                       | X          | /   | See Attachment 1 for details.          |
| B.                  | Mapping of Storm Water Management District Boundaries.....           | X                       | /          | /   |  |
| C.                  | Downstream capacity analysis .....                                   | /                       | /          | X   |  |
| D.                  | Multiple discharge points within a single subarea .....              | /                       | /          | X   |  |
| E,F.                | Multiple discharge points within multiple subareas .....             | /                       | /          | X   |  |
| K.                  | Documentation of no increase in peak or volume .....                 | /                       | /          | X   |  |
| L.                  | Documentation of "no harm" downstream .....                          | /                       | /          | X   |  |
| M.                  | Regional or subregional detention analysis .....                     | /                       | /          | X   |  |
| N.                  | Capacity improvements analysis .....                                 | /                       | /          | X   |  |
| 304.A.              | Computation method (rational or soil-cover-complex) .....            | X                       | /          | /   | Soil-cover-complex method used.        |
| B.                  | Verification of detention design by routing .....                    | /                       | X          | /   | See Attachment 1 for details.          |
| C.                  | Minimum detention pond freeboard specifications.....                 | /                       | /          | X   |  |
| E.                  | Soil-cover-complex method design rainfall.....                       | X                       | /          | /   |  |
| F.                  | Rainfall intensities for rational method .....                       | /                       | /          | X   |  |
| G.                  | Curve Numbers for soil-cover-complex method.....                     | /                       | X          | /   | See Attachment 1 for details.          |
| H.                  | Runoff coefficients for the rational method.....                     | /                       | /          | X   |  |
| I.                  | Volume control storage volume .....                                  | /                       | /          | X   |  |
| K.                  | Common time of concentration.....                                    | /                       | /          | X   |  |
| L.                  | Manning equation to calculate watercourse capacity .....             | /                       | /          | X   |  |
| 403.                | Drainage Plan Contents.....  | /                       | X          | /   | See Attachment 1 for details.          |



UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Meredith Keller, Director of Community Development

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Resolution #2026-15 – Docket #2408 – American Craft Brewery Wastewater Pretreatment Plant, 7880 Penn Drive – Preliminary/Final Land Development Plan

**I. Action/Motion to Be Considered:**

Motion to approve Resolution #2026-15, granting Preliminary/Final Land Development Plan approval to Docket #2408, American Craft Brewery Wastewater Pretreatment Plant, including approval of Waiver Request #1, #2, #3, #4, #5, #6, #7 and #8, and Deferral Request #9, conditioned on the comments in the Township Engineer Review Letter dated March 17, 2026.

**II. Reason Why This Issue Needs Consideration:**

- A. The Planning Commission recommended Conditional Preliminary/Final Plan Approval on February 18, 2026.
- B. The Planning Commission recommended approval of eight (8) waiver requests.
- C. The Planning Commission recommended approval of one (1) deferral request.

**III. Current Policy or Practice:**

The Board grants approvals based on input from the Township Solicitor, Staff and Engineer with recommendations from the Planning Commission.

**IV. Other Background Information:**

This application is one of several active land development projects by American Craft Brewery at its facility at 7880 Penn Drive. The Board of Supervisors approved Resolution #2022-19 in August 2022 to allow the applicant to expand the parking lot; this project is nearing completion. More recently, in December 2025, the Board approved Resolution #2025-44 to permit the construction of an Automated Storage and Retrieval System (ASRS); the plans have not yet been recorded and no related work has begun at the site.

**V. Impact on Township Finances:**

N/A: Review fees are paid from developer's escrow account.

**VI. Recommendations:**

Pass the motion as presented.



**UPPER MACUNGIE  
TOWNSHIP**

DATE: March 26, 2026

TO: Upper Macungie Township Board of Supervisors

FROM: Meredith Keller, AICP, Director of Community Development

RE: Plan Name: Xtra Lease LLC Office & Maintenance Building  
 Plan Type: Preliminary/Final Subdivision & Land Development  
 UMT Docket No.: 2403  
 Property Parcel ID: 547615129549-1; 547615177048-1  
 Property Address: 5316 & 5324 Oak View Drive  
 Zoning District: General Industrial – GI

The applicant is proposing to consolidate the two (2) parcels at 5316 and 5324 Oak View Drive into a single parcel and to construct a 1,931 square foot office building and a 5,000 square foot maintenance building. The applicant previously obtained permits to demolish the former structures on the two properties. The project also includes associated parking, utilities, and stormwater management.

**WAIVERS/MODIFICATION**

The applicant has submitted a modification request letter identifying ten (10) waivers and five (5) deferrals from sections of the Township's S.A.L.D.O., which are outlined in detail in the attached Township Engineer's review letter.

**TIMELINE**

The following table presents the review period timeline for the above referenced application.

| <b>PLAN REVIEW PERIOD</b>                   | <b>CURRENT DATES</b> |
|---|----------------------|
| Application Date                            | 6/16/2025            |
| Review Period Beginning Date                | 6/18/2025            |
| Last Available Planning Commission Meeting  | 4/15/2026            |
| Last Available Board of Supervisors Meeting | 6/4/2026             |
| Review Period End Date                      | 6/12/2026            |

**OTHER AGENCY REVIEWS**

The following agencies were notified that this plan is available for review.

| <b>AGENCY</b>                                 | <b>SUBMISSION OF COMMENTS</b> |
|---|-------------------------------|
| Community Development Department              | 3/26/2026                     |
| Township Engineer (HRG)                       | 3/18/2026                     |
| Bureau of Fire                                | 3/3/2026                      |
| Zoning & Codes Officer                        | 3/17/2026                     |
| Lehigh Valley Planning Commission             | 7/16/2025                     |
| Lehigh & Northampton Transportation Authority | No Comment, 1/20/2026         |

**2019 COMPREHENSIVE PLAN REVIEW**

The use, determined by the Zoning Officer as Auto, Boat or Mobile Manufactured Home Sales, is permitted by right in the existing GI Zoning District. Map 3: Future Land Use in the 2019 Comprehensive Plan identifies the properties as mixed use; however, because of existing surrounding land uses, the area is not being

considered for reclassification as mixed use in the current zoning rewrite, and the use would remain consistent with the proposed industrial district.

### **PEDESTRIAN/BICYCLE ACCESS**

The Vision Zero Action Plan (VZAP, 2023) does not identify any connections or pedestrian improvements along Oak View Road, and no pedestrian improvements are identified on the land development plans.

The subject properties are located within an area that includes other Auto, Boat or Mobile Manufactured Home Sales and similar uses, with several nonconforming residential uses to the east. Because of the site context, staff recommend that the installation of sidewalks along Oak View Road be deferred. Sidewalks may not ultimately be preferred in this location, owing to safety concerns, though the Township would reserve the right to call the deferral in the future should sidewalks be desired.

### **ZONING REPORT**

See attached Zoning Review letter provided by Marv Walton, Township Zoning Officer.

### **ENGINEER REPORT**

See attached Engineering Review letter provided by Ryan Kern, P.E., Township Engineer.

### **BUREAU OF FIRE**

See attached Bureau of Fire Review Letter provided by Peter Christ, Fire Commissioner.

### **RECOMMENDED PLAN ACTION**

Township Staff and Consultants recommend that the Board of Supervisors grant approval through the following motion: **Motion to approve Resolution #2026-16, granting Preliminary/Final Subdivision and Land Development Plan approval to Docket #2403, Xtra Lease LL Office and Maintenance Building, including approval of Waiver Request #1, #2, #3, #4, #5, #10, #11, #12, #13, and #14, and Deferral Request #6a, #6b, #7, #8, and #9, conditioned on the comments in the Staff and Township Engineer Review Letters dated March 26, 2026 and March 18, 2026, respectively.**

cc: Robert Ibach Jr., Township Manager  
Andrew V. Schantz, Esq., Davison & McCarthy  
Ryan Kern, P.E., HRG, Inc.  
Stan Wojciechowski, P.E., C.M.E., HRG, Inc.  
John Mueller, Xtra Lease, LLC  
Terry DeGroot, P.E., Terraform Engineering  
Docket #2403



Herbert, Rowland & Grubic, Inc.  
 1275 Glenlivet Drive, Suite 330  
 Allentown, PA 18106  
 610.351.0311  
 www.hrg-inc.com

## SUBDIVISION & LAND DEVELOPMENT REVIEW LETTER #4

### UPPER MACUNGIE TOWNSHIP

Attn: Meredith Keller, Director of Community Development

Xtra Lease LLC Office & Maintenance Building  
 Preliminary/Final Land Development

March 18, 2026

Reference: Docket #2403  
 Location: Address: 5316 & 5324 Oak View Road  
 PIN: 547615129549-1 & 547615177048-1  
 Zoning Dist.: G1  
 Applicant: John Mueller, Xtra Lease, LLC  
 7911 Forsyth Boulevard, Suite 600, St. Louis, MO 63105  
 314-719-0365 - [jemueller@xtra.com](mailto:jemueller@xtra.com)  
 Owner: Same as applicant  
 Engineer: Terry P. DeGroot, P.E., Terraform Engineering  
 1 E. Broad Street, Suite 330, Bethlehem, PA 18018  
 484-895-4632 - [tdegroot@terraformengineering.com](mailto:tdegroot@terraformengineering.com)  
 Time Clock: Date of First PC Meeting 07/16/2025  
 Expiration Date: 6/12/2026

We have completed our review of the following information for the above-referenced project:

| Submission:                   | Dated:     | Last Revised: |
|-------------------------------|------------|---------------|
| Plan Sheets 1-22 of 22 (Plan) | 06/13/2025 | 02/26/2026    |

The applicant has submitted the following requests for relief:

| Requested Modification(s):   | Dated:            | Ordinance Section:  |
|--|-------------------|---------------------|
| 1. Waiver of Final Plan Requirements   | February 10, 2026 | SALDO 22-503.1      |
| 2. Waiver of depicting recorded SWM & recreation facilities within 200 ft    | February 10, 2026 | SALDO 22-403.4.G    |
| 3. Waiver of depict easements & utility of rights-of-way within 200 ft       | February 10, 2026 | SALDO 22-403.4.H    |
| 4. Waiver of delineating karst features, aquifers, and shallow bedrock areas | February 10, 2026 | SALDO 22-403.5.A(3) |

|     |  |                   |                        |
|-----|--|-------------------|------------------------|
| 5.  | Waiver to allow fee in lieu of widening Oakview Drive to 36'                             | February 10, 2026 | SALDO 22-704.1.H       |
| 6a. | Deferral of providing sidewalk along Oakview Drive                                       | February 10, 2026 | SALDO 22-704.9.A       |
| 6b. | Deferral of providing curbing along Oakview Drive  | February 10, 2026 | SALDO 22-704.9.C       |
| 7.  | Deferral of providing sidewalk from the right-of-way to the proposed building            | February 10, 2026 | SALDO 22-704.9.B       |
| 8.  | Deferral of providing street lights  | February 10, 2026 | SALDO 22-704.10.A      |
| 9.  | Deferral of providing lighting where sidewalks are located                               | February 10, 2026 | SALDO 22-704.10.B      |
| 10. | Waiver to allow less than 2% slope on bottom of detention bed                            | February 10, 2026 | SALDO 22-707.4.C(2)(h) |
| 11. | Waiver of providing a Karst Hazards report   | February 10, 2026 | SALDO 22-709.4.C       |
| 12. | Waiver of dewatering time  | February 10, 2026 | SWMO 17-301.10         |
| 13. | Waiver of providing a preliminary site investigation including soil infiltration testing | February 10, 2026 | SWMO 17-304.8          |
| 14. | Waiver for trees to be provided at the specified rate per acre                           | February 10, 2026 | SALDO 22-710.5.A       |

We offer the following comments: (**Bolded** comments = Key comments for discussion)

## MODIFICATIONS

At their meeting on February 18, 2026, the Planning Commission recommended the following modifications:

- WAIVER of SALDO [22-503.1]** – A final major subdivision and final major land development plan may not be submitted to the Township Community Development Department for Planning Commission consideration prior to the Board of Supervisors' approval of a preliminary plan.

  - Summary of applicant's relief request: A waiver is being sought from Sections 22-503.1, to allow concurrent preliminary/final approval. This submission requests preliminary/final recommendations and approvals.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
- WAIVER of SALDO [22-403.4.G]** – All existing or publicly recorded stormwater management facilities and recreation facilities within 200 feet of the boundaries of the proposed subdivision/land development tract, or to a distance deemed satisfactory by the Township Engineer.

  - Summary of applicant's relief request: A waiver is being sought from Section 22-403.4.G, which requires all stormwater management facilities within 200 feet to be shown on the plan. We believe what is currently shown is adequate to assess the impact of the proposed development. Therefore, we request a waiver to allow the plan to be acceptable as presented.

- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
3. **WAIVER of SALDO [22-403.4.H]** – All existing underground utility structures, such as, but not limited to, petroleum lines, gas lines, communication lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, sidewalks, bike paths or other man-made features within the proposed subdivision tract and within 200 feet of the boundaries of the proposed subdivision tract. The location, width and purpose of existing easements and utility rights-of-way within 200 feet of the proposed subdivision tract, or to a distance deemed satisfactory by the Township Engineer.
- Summary of applicant's relief request: A waiver is being sought from Section 22-403.4.H, which requires all utilities within 200 feet to be shown on the plan. We believe what is currently shown is adequate to assess the impact of the proposed development. Therefore, we request a waiver to allow the plan to be acceptable as presented.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
4. **WAIVER of SALDO [22-403.5.A.3]** –A map illustrating the characteristics of rock formations underlying the tract, including a delineation of karst features, aquifers (specifically those locally subject to pollution) and shallow bedrock areas.
- Summary of applicant's relief request: A waiver is being sought from Section 22-403.5.A(3), which delineation of karst features, aquifers, and shallow bedrock. Due to the small scale of the project and the fact that we are well aware of sinkhole potential a waiver of this requirement is requested. A sinkhole remediation detail is shown on Sheet ES-2.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
5. **WAIVER of SALDO [22-704.1.H]** – General Requirements. Any street or streets adjacent to a subdivision or land development shall be improved to the width specified under the requirements as defined in Subsection 2A of this section.
- Summary of applicant's relief request: A waiver is being sought from Section 22-704.H, which requires a 36' wide cartway. A fee in lieu of widening is acceptable to the Owner. A waiver is being requested to allow a 21.6' cartway width for the proposed Oakview Drive with a fee in lieu of widening.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**. **HRG and Township staff support a fee in lieu of road widening.**
- 6a. **DEFERRAL of SALDO [22-704.9.A]** – Public sidewalks shall be required along the roadway frontage of all improved roads in multifamily, single-family attached/detached developments and all nonresidential subdivisions and land developments.
- Summary of applicant's relief request: A deferral is being sought from Section 22-704.9.A, which requires sidewalk be provided on both sides of all streets. Currently, no curb and/or sidewalk exists along Oakview Drive. We are requesting a deferral from the requirement to provide sidewalk along Oakview Drive.

- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.
- 6b. **DEFERRAL of SALDO [22-704.9.C]** – Curbs shall be required in all nonresidential subdivisions and land developments as well as in multifamily and single-family attached/detached developments along existing and proposed roads, parking areas, parking islands, loading areas and driveways, other than those leading to individual garages.
- Summary of applicant's relief request: A deferral is being sought from Section 22-704.9.C, which requires curb be provided on both sides of all streets. Currently, no curb and/or sidewalk exists along Oakview Drive. We are requesting a deferral of the requirement to provide curbing along Oakview Drive.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.
7. **DEFERRAL of SALDO [22-704.9.B]** – Private sidewalks or pedestrian accessways shall be provided for nonresidential use. The intent of this requirement is to provide safe pedestrian and/or bicycle connections from public rights-of-way to proposed buildings.
- Summary of applicant's relief request: A deferral is being sought from Section 22-704.9.B, which requires sidewalk from the right of way to the proposed building. The proposed driveway is more than adequate for pedestrian or bicycle access. We are requesting a deferral from providing sidewalk from the right of way to the proposed building.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.
8. **DEFERRAL of SALDO [22-704.10.A]** – Light emitting diode (LED) lighting shall be provided along all streets (for proposed subdivisions greater than 25 units) and within parking lots, recreational facilities, sidewalks/recreational pathways along existing roadways, and all access drives.
- Summary of applicant's relief request: A deferral is being sought from Section 22-704.10.A, which requires street lights along all streets. No lights are currently along the Oakview Drive. We are requesting a deferral from providing street lighting along Oakview Drive.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.
9. **DEFERRAL of SALDO [22-704.10.B]** – Light emitting diode (LED) lighting shall be installed at each street intersection, pedestrian crossing, and where sidewalks are located along proposed and existing streets.
- Summary of applicant's relief request: A deferral is being sought from Section 22-704.10.B, which requires street lights where sidewalk is placed. We are requesting a deferral to eliminate the need for sidewalks (See Item 5). In conjunction with the sidewalk deferral request, we are requesting a deferral from providing street lighting along Oakview Drive.
  - HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.

10. **WAIVER of SALDO [22-707.4.C.2.h]** – The bottom of all stormwater detention basins shall slope to the outlet structure at a grade not less than 2%.

- a. Summary of applicant's relief request: A waiver is being sought from Section 22-707.4.C(2)(h), which requires the bottom of all stormwater detention basins to have a slope to outlet structure of not less than 2% slope. Although we are not infiltrating the water and have an impervious liner, we are designing this basin to be a biofilter and want the water to spread throughout the basin as much as possible to maximize the filtration through the vegetation. Therefore, we are requesting a waiver to allow this privately maintained basin to have a flat bottom elevation.
- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.

11. **WAIVER of SALDO [22-709.4.C]** – Karst Hazards.

- a. Summary of applicant's relief request: A waiver is being sought from Section 22-709.4.C, which requires a Karst Hazards report. We are well aware of the potential karst hazards in the area. A sinkhole remediation detail has been added to Sheet ES-2. We are requesting a waiver from providing the Karst Hazard report.
- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.

12. **WAIVER of SWMO [17-301.10]** – General Requirements. Normally dry, open top, storage facilities should completely drain both the volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm.

- Summary of applicant's relief request: A waiver is being sought from Section 17-301.10, which requires storm basins to completely drain both volume control and rate control capacities over a period of time not less than 24 hours and not more than 72 hours from the end of the design storm. We have provided a calculation that the basin will dewater from the peak 100 storage elevation in a period of 4.24 hours, which is less than 24 hours. As this basin is not designed for volume control, we request a waiver to allow dewatering in a time period less than 24 hours.
- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.

13. **WAIVER of SMWO [17-304.8]** – For each proposed regulated activity in the watershed, the applicant shall conduct a preliminary site investigation on the portion of the site that is judged to be the best candidate hydrogeologically for possible infiltration, including gathering data from published sources, a field inspection of the site, a minimum of one test pit and a minimum of two percolation tests, as outlined in Appendix G.19 This investigation will determine depth to bedrock, depth to the seasonal high-water table, soil permeability and location of special geologic features, if applicable. The location(s) of special geologic features shall be verified by a qualified geotechnical professional. The requirements of this section are not required for the carbonate areas shown on the Upper Macungie Township Carbonate Overlay Map if no infiltration is proposed.

- Summary of applicant's relief request: A waiver is being sought from Section 17-304.8, which requires that soil testing be performed to find locations for possible infiltration. As this site is considered a hot use and therefore infiltration is prohibited, we request a waiver from performing soil testing for infiltration.
- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.

14. **WAIVER of SALDO [22-710.5.A]** - Each acre of lot area shall provide the following number of trees (measured in accordance with the American Standard for Nursery Stock.

- Summary of applicant's relief request: A waiver is being sought from Section 22-710.5.A which requires trees to be provided at the specified rate per acres. We are requesting the area used in the trees to be provided include the area of disturbance instead of the entire site area.
- HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.

## **SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)**

1. The Waiver Request list on the Cover Sheet shall list all waivers and deferrals; be numbered per the Modification Request Letter and this review letter shall indicate the date of approval by the Board of Supervisors [22-906.2].
2. Two copies of a water system approval letter shall be provided from the LCA [22-403.5.J(1)].
3. UMT considers 1 EDU to be equivalent to 223 GPD of flow and tapping fees, as well as planned flow to the collection system from this project, will need to be paid and planned for accordingly with UMT, LCA, and PADEP [18-802].
4. The applicant shall dedicate park land or pay a fee in lieu of parkland dedication in the amount of \$3,500 base fee plus \$0.25/sf x 6,931 sf gross floor area, for a total of \$5,232.75 [22-711.5].
5. Written correspondence from the Fire Commissioner that all his concerns are addressed shall be provided [22-712].
6. As it pertains to sanitary sewer, it is noted that this area of the Township is in the approved ACT 537 Plan area and this property will be required to connect to the UMT public sanitary sewer system. Flow from this site will be conveyed through UMT's MM8 and MM3 prior to entering LCA's Interceptor. The following comments apply:
  - a. UMT is under a connection management plan (CMP). As such, all new developments require full sewage planning with PADEP when lot consolidations and/or land developments are proposed. The Applicant has filed a sewage planning mailer with PADEP and the code number received is 2-39920327-3. The Applicant and HRG continue to correspond via email, regarding revisions and steps needed for the Applicant to provide an acceptable document for Township signature and PADEP acceptance. As of the start of March LCA had not yet completed their portion of the Component 3. Sewage planning

approval will be required as a condition of recommended approval (Action is currently required by LCA before any action by the Applicant or Township.) [22-401.4 & 22-501.6].

- b. The sanitary laterals require a single building cleanout within 10 feet of each building foundation. The Plans show a single cleanout but still call it a house trap. The house trap shall be labeled as "Building Cleanout" to avoid confusion [22-705.1.B(3)(a)].
  - c. The Oil Water Separator structure is located less than 10 feet horizontally from the adjacent sanitary sewer lateral. The configuration should be adjusted accordingly to provide the 10 feet horizontal separation between sanitary and storm sewer utility laterals. This will also enable the tee wye proposed for sanitary sewer to be located further away from the crossing 15" HDPE storm pipe reducing the concern of sanitary lateral collapse at this fitting as the storm pipe is compacted in this critical junction area.
7. Please verify compost filter sock adjacent to rock construction entrance is placed downstream to capture runoff from washing [General].

### **STORMWATER MANAGEMENT (CHAPTER 17 & CHAPTER 22)**

1. A statement identifying the Owner as responsible for the operation and maintenance procedures of the Snout® Water Quality Control measure shall be added to Drawing PCSM-2 [17-403.D].
2. No regulated earth disturbance shall commence until approval of the BMP Operations and Maintenance Plan which describes how the permanent stormwater management BMP's will be properly operated and maintained. This O&M (PCSM) Plan shall be recorded as a restrictive covenant that runs with the land [17-701 & 17-706].

### **ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL**

1. The performance security estimate as previously provided by the Design Engineer shall be resubmitted based upon:
  - a. The current plans;
  - b. Waivers/deferrals granted by the Board of Supervisors; and
  - c. The Unit Price markups on the enclosed markup of the cost estimate.
2. The applicant shall furnish all necessary approvals and reviews by local, county, state, and federal agencies including but not limited to LVPC, LCA, and DEP [22-503.8 & 17-302].
3. The applicant shall execute agreements with the Board of Supervisors, as authorized by the Township Solicitor, regarding the installation of all improvements shown on the plan and required by the Subdivision and Land Development Ordinance. Before the final plan may be endorsed by the Board of Supervisors, any required agreements shall be executed by the developer and the Board of Supervisors [22-801].

4. The applicant shall execute a Stormwater Facilities Operation and Maintenance Agreement as Authorized by the Township Solicitor [17-704].
5. As part of the Township's ongoing cooperation with DEP for the MS4 stormwater requirements, all BMP facilities installed per the approved PCSM plans shall be documented. Upon plan approval, the applicant's Engineer shall fill out a BMP Inventory Sheet for each proposed BMP [22-709.1.A.(3)].
6. The applicant shall pay all required fees and charges [22-905 & 17-601].
7. The developer will be responsible to pay all established Upper Macungie Township and Lehigh County Authority allocation and application fees for connection to the public sanitary sewer system. The Upper Macungie Township Tapping Fee shall be imposed under Ordinance 2020-06.
8. Within 120 days of the execution of the resolution approving the subdivision, unless an extension has been granted in writing by the Board of Supervisors, the applicant's Engineer shall supply all required documentation in accordance with this section [22-504.1].
9. All seals and signatures shall be on the plans prior to approval [General].
10. Any revisions made to the plans after final plan approval shall be noted and made apparent to the review engineer upon the submission of a check set [22-403.4.K(13)].

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).*

Sincerely,

**Herbert, Rowland & Grubic, Inc.**



Ryan M. Kern, P.E.  
Group Manager – Municipal & Water Resources



Stan G. Wojciechowski, P.E., C.M.E.  
Senior Project Manager  
Municipal & Water Resources

SMS/SGW/pk

P:\0086\008621\_0427\100 - Xtra Lease LLC Office & Maintenance Building D#2403\A - PLAN REVIEW\PR#4 - PH 100 Xtra Lease LLC Office & Maintenance Building D#2403.docx

- c: Jackie Tindall, UMT Planning and Zoning Administrative Assistant (via e-mail)  
Andrew Schantz, Esq., UMT Solicitor (via e-mail)

UPPER MACUNGIE TOWNSHIP

XTRA LEASE

SUBDIVISION IMPROVEMENTS COST ESTIMATE - ESCROW

January 20, 2026

| ITEM   | DESCRIPTION                                | IMPROVEMENTS       |   | AMOUNT      |
|--|--|--------------------|---|-------------|
|  |  | AGREEMENT QUANTITY | UNIT PRICE  |             |
| <b>A. <u>EROSION &amp; SEDIMENT CONTROLS</u></b> |  |                    |   |             |
| 1.   | Rock Construction Entrance                 | 1 LS               | \$2,500.00  | \$2,500.00  |
| 2.   | Compost Sock 18" CS#1                      | 279 LF             | \$18.00   | \$5,022.00  |
| 3.   | Compost Sock 12" CS#2                      | 23 LF              | \$15.00   | \$345.00    |
| 4.   | Erosion Control Matting (NAG S75)          | 805 SY             | <del>\$2.10</del> <sup>\$10.00</sup>                | \$1,690.50  |
| 5.   | Erosion Control Matting (NAG SC250)        | 44 SY              | <del>\$3.50</del> <sup>\$20.00</sup>                | \$154.00    |
| 6.   | Inlet Protection                           | 2 EA               | <del>\$190.00</del> <sup>\$226.00</sup>             | \$380.00    |
| 7.   | E&S Maintenance (Allow 20% of total)       | 1 LS               | <del>\$2,018.30</del> <sup>\$4,400.00</sup>         | \$2,018.30  |
| <b>B. <u>DEMOLITION</u></b>                      |  |                    |   |             |
| 1.   | Site Demolition                            | 1 LS               | \$5,000.00  | \$5,000.00  |
| <b>C. <u>EXCAVATION</u></b>                      |  |                    |   |             |
| 1.   | Gravel Removal                             | 696 SY             | \$5.00  | \$3,480.00  |
| 2.   | Cut to Haul                                | 250 CY             | <del>\$15.00</del> <sup>\$7,500.00 (Lump Sum)</sup> | \$3,750.00  |
| 3.   | Topsoil placement                          | 1437 SY            | \$15.00   | \$21,555.00 |
| 4.   | Seeding                                    | 1437 SY            | \$1.00  | \$1,437.00  |
| <b>D. <u>STORM WATER</u></b>                     |  |                    |   |             |
| <b><u>Storm Piping</u></b>                       |  |                    |   |             |
| 1.   | Precast Type M Inlets                      | 2 EA               | \$3,500.00  | \$7,000.00  |
| 2.   | Precast Type C Inlets                      | 1 EA               | \$3,500.00  | \$3,500.00  |
| 3.   | Precast Type 4 Storm Junction Box          | 1 EA               | <del>\$3,500.00</del> <sup>\$6,300.00</sup>         | \$3,500.00  |
| 4.   | Precast MH - Std Box                       | 2 EA               | \$3,500.00  | \$7,000.00  |
| 5.   | 4" SCH 40 PVC (Grease Trap Outlet)         | 64 LF              | \$20.00   | \$1,280.00  |
| 6.   | SDR-26 PVC 4" Pipe, Installed              | 110 LF             | <del>\$30.00</del> <sup>\$33.00</sup>               | \$3,300.00  |
| 7.   | SDR-26 PVC 8" Pipe, Installed              | 120 LF             | <del>\$35.00</del> <sup>\$50.00</sup>               | \$4,200.00  |
| 8.   | HDPE 15" Pipe, Installed                   | 132 LF             | <del>\$32.00</del> <sup>\$66.00</sup>               | \$4,224.00  |
| 9.   | HDPE 18" Pipe, Installed                   | 349 LF             | <del>\$38.00</del> <sup>\$68.00</sup>               | \$13,262.00 |
| 10.  | Level Spreader                             | 1 EA               | \$3,500.00  | \$3,500.00  |
| <b>E. <u>SANITARY SEWER</u></b>                  |  |                    |   |             |
| 1.   | 4" SCH 40 PVC                              | 117 LF             | <del>\$20.00</del> <sup>\$33.00</sup>               | \$2,340.00  |
| 2.   | 100 Gallon Oil Water Separator             | 1 LS               | \$10,000.00   | \$10,000.00 |
| 3.   | E-One Sewer Pump Station                   | 1 LS               | \$10,000.00   | \$10,000.00 |
| 4.   | 1-1/4" HDPE Force Main                     | 130 LF             | \$25.00   | \$3,250.00  |
| 5.   | FM Connection & Valves                     | 1 LS               | \$3,000.00  | \$3,000.00  |
| 6.   | Low Pressure Testing of Installed Laterals | 1 LS               | \$2,500.00  | \$2,500.00  |
| 7.   | Roadway Restoration                        | 7 SY               | \$50.00   | \$350.00    |

UPPER MACUNGIE TOWNSHIP

XTRA LEASE

SUBDIVISION IMPROVEMENTS COST ESTIMATE - ESCROW

January 20, 2026

| ITEM  | DESCRIPTION  | IMPROVEMENTS       |      | UNIT PRICE            | AMOUNT       |
|---|--|--------------------|------|-----------------------|--------------|
|   |  | AGREEMENT QUANTITY |      |                       |              |
| <b>F. WATER</b>                             |  |                    |      |                       |              |
| 1.  | 8" DIP   | 46                 | LF   | <del>\$85.00</del>    | \$3,680.00   |
| 2.  | 8"x8"x 8" Wet Tap & Valve                                  | 1                  | LS   | \$5,000.00            | \$5,000.00   |
| 3.  | Fire Hydrant   | 1                  | LS   | <del>\$6,250.00</del> | \$4,000.00   |
| 4.  | 1-1/2 Water Service  | 1                  | LS   | <del>\$4,000.00</del> | \$4,000.00   |
| 5.  | Roadway Restoration  | 8                  | SY   | \$50.00               | \$400.00     |
| <b>G. SITE LIGHTING</b>                     |  |                    |      |                       |              |
| 1.  | Site Lights, RSX4 30' MH                                   | 3                  | EA   | <del>\$4,500.00</del> | \$13,500.00  |
| 2.  | Site Lights, WPX2 LED 30K 20' MH                           | 1                  | EA   | <del>\$750.00</del>   | \$750.00     |
| <b>H. LANDSCAPING</b>                       |  |                    |      |                       |              |
| 1.  | Deciduous Trees 2.5" Caliper Includes Guy Wires/Water Bags | 5                  | EA   | \$275.00              | \$1,375.00   |
| 2.  | Evergreen Trees 8'-9' Height Guy Wires/Water Bags          | 3                  | EA   | \$275.00              | \$825.00     |
| 3.  | Shrubs   | 19                 | EA   | \$60.00               | \$1,140.00   |
| <b>I. CONCRETE</b>                          |  |                    |      |                       |              |
| 1.  | Bollards   | 27                 | EACH | \$250.00              | \$6,750.00   |
| 2.  | Concrete Apron   | 600                | SF   | \$8.50                | \$5,100.00   |
| 3.  | Curbing  | 235                | LF   | <del>\$15.00</del>    | \$3,525.00   |
| 4.  | Sidewalk   | 247                | SY   | <del>\$45.00</del>    | \$11,115.00  |
| <b>J. PAVING</b>                            |  |                    |      |                       |              |
| 1.  | Full Depth Paving (On Site)                                | 365                | SY   | \$45.00               | \$16,425.00  |
| <b>K. MISCELLANEOUS</b>                     |  |                    |      |                       |              |
| 1.  | Traffic Signs  | 1                  | EACH | \$200.00              | \$200.00     |
| 2.  | Monument Sign  | 1                  | EACH | <del>\$2,500.00</del> | \$2,500.00   |
| 3.  | Striping   | 1                  | LS   | \$1,500.00            | \$1,500.00   |
| 4.  | Construction As-Built                                      | 1                  | LS   | \$7,500.00            | \$7,500.00   |
| 5.  | Set Monuments - Concrete                                   | 2                  | EACH | \$1,200.00            | \$2,400.00   |
| 6.  | Set Monuments - Iron Pin                                   | 1                  | EACH | \$700.00              | \$700.00     |
| <b>SUBTOTAL</b>                             |  |                    |      |                       | \$221,922.80 |
| <b>CONTINGENCIES (@ 10% OF SUBTOTAL)</b>    |  |                    |      |                       | \$22,192.28  |
| <b>AS PER THE MPC (@ 10% OF SUBTOTAL)</b>   |  |                    |      |                       | \$22,192.28  |
| <b>TOTAL SECURITY REQUIRED TO BE POSTED</b> |  |                    |      |                       | \$266,307.36 |

NOTE: WATER DISTRIBUTION IMPROVEMENTS WERE SECURED UNDER SEPARATE AGREEMENT WITH LEHIGH COUNTY AUTHORITY

QUANTITIES, UNITS AND PRICES ARE ENGINEERING ESTIMATES ONLY, PREPARED FOR  
BUDGET PURPOSES AND MUST NOT BE RELIED ON AS A GUARANTEE THAT PROPOSALS,  
BIDS, OR CONSTRUCTION COSTS WILL NOT VARY FROM THE AMOUNTS INDICATED.



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892

f 610.395.9355

[UpperMac.org](http://UpperMac.org)

TO: Upper Macungie Township Board of Supervisors

DATE: March 17, 2026

SUBJECT: #2403 – Xtra Lease, LLC Office & Maintenance Building  
Preliminary/Final Land Development & Lot Consolidation Plan  
Property Address: 5316 Oakview Drive, Allentown, PA 18104  
Parcel # 547615129549 1 9.7467 Acres (Gross)/9.6780 Acres (Net)  
Parcel # 547615177048 1 0.5409 Acres (Gross)/0.4924 Acres (Net)  
Total: 10.2876 Acres (Gross)/10.1704 Acres (Net)

ZONING DISTRICT: GI – General Industrial District

Dear Supervisors,

This is an application to construct a 5,000 square foot maintenance building and a 1,931 square foot modular office building, along with associated off-street parking, utilities and stormwater management controls. The Plan also proposes to combine two (2) parcels owned by the applicant into a single parcel. Comments are offered based on a review of the plans titled "Preliminary/Final Land Development Plans Office & Maintenance Building Xtra Lease, LLC" prepared by Terraform Engineering, LLC, dated June 13, 2025, last revised February 26, 2026, as well as a Zoning Comment Response Letter from Terry P. DeGroot, P.E. of Terraform Engineering, LLC also dated February 26, 2026, for consistency with Section 27 (Zoning) of the Upper Macungie Township Code of Ordinances. This Plan was last reviewed by this office on January 26, 2026 and it was noted all zoning comments were satisfactorily addressed at that time. Subsequent plan revisions to address the comments of the Township Engineer have not altered that so accordingly, this office has no further comment.

Sincerely,

Marv Walton  
Zoning Officer

PC: Meredith Keller, AICP, Director of Community Development  
Allie Scarfaro, Zoning Officer  
Ryan Kern, P.E., HRG, Inc.  
Stan Wojciechowski, PE, CME, HRG, Inc.



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892

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[UpperMac.org](http://UpperMac.org)

March 3, 2026

### Planning Commission Upper Macungie Township

**Re: Xtra Lease LLC Office & Maintenance Building/Preliminary Final Land Development**

Members,

During the plan review on March 3, 2026, the following was noted. All references listed below are from the 2018 International Fire Code by Township Ordinance #2018-05 (duly adopted July 5, 2018), #2021-06 (duly adopted May 6, 2021) and UMT Codified (Ordinance 01-11, 6/21/2001, 22-706). Amended by Ord. No. 2021-14, 12/2/2021.

All comments from previous plan reviews have been satisfied according to plan submitted by Terraform Engineering LLC with a revised plan date of February 26, 2026. A Knox lock shall also be provided at the gated entrance to the rear side of the maintenance structure. Hydrant location on the east side of the main entrance is approved.

Sincerely,  
**Upper Macungie Township**

Peter D. Christ  
Fire Commissioner





# Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

July 16, 2025

Kal Sostarecz, Director of Community Development  
Upper Macungie Township  
8330 Schantz Road  
Breinigsville, PA 18031

**Re: Xtra Lease Office and Maintenance Building  
Upper Macungie Township  
Lehigh County**

Dear Mr. Sostarecz,

The application proposes the lot consolidation of two existing lots to create one, 10-acre lot and construct a 1,930-square-foot modular office building and a 5,000-square-foot maintenance shop building along with an associated paved parking lot, located at 5316 and 5324 Oak View Drive (Parcel Identification Numbers 547615129549 and 547615177048).

### Site Suitability

According to General Land Use Plan in *FutureLV: The Regional Plan*, the site is in a Development area. These areas have the factors needed to support growth and this project aligns with the intent of *FutureLV* to ‘encourage reuse and redevelopment’ (of Policy 1.1 and Density Special Section, page 71).

### Encouraging Universal Design

The developer is encouraged to extend the sidewalk across the eastern side of the parking lot to facilitate access from the depressed curb to the internal sidewalk network. Persons using a mobility device may not be able to traverse the gravel driveway before re-entering the sidewalk network. This addition ‘incorporates universal design and ensures accessibility for all persons’ (of Policy 5.2).

### Sustainable Systems

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing.

The project site is located within the Little Lehigh Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project’s stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in black ink, appearing to read 'MGC', is positioned above the typed name.

Mary Grace Collins  
LVPC Community Fellow

cc:

Xtra Lease LLC, John Mueller, Applicant;  
Terraform Engineering, Terry DeGroot, Project Engineer/Surveyor;  
Ryan Kern, Township/Borough Engineer;

ATTACHMENT 1

Act 167 Drainage Plan Review

July 16, 2025

Re: Xtra Lease Office and Maintenance Building  
Plans Dated June 13, 2025  
Upper Macungie Township  
Lehigh County

The proposed storm drainage concept presented in the plans and calculations dated June 13, 2025, with supplemental materials received July 16, 2025, has been reviewed for consistency with the *Little Lehigh Creek Watershed Act 167 Storm Water Management Ordinance*, June 1999. The supplemental materials included an updated emergency spillway length to match between plans and calculations, conveyance provided for the emergency spillway outflow and spot elevations are displayed to confirm the western drainage area boundary. A checklist of the Act 167 review items is attached for your information. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located within drainage district 181 of the Little Lehigh Creek Watershed. As such, the runoff control criteria for the site are a 30% Release Rate for the 2-year storm and a 100% Release Rate for the 10-, 25- and 100-year return period storms. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklist have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Please call with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE  
Master Planner and Engineer



Denjam Khadka  
Senior Civil/Environmental Engineer

LVPC ACT 167 REVIEW CHECKLIST

Development Name: Xtra Lease Office and Maintenance Building  
 Municipality: Upper Macungie Township  
 Date: July 16, 2025

Watershed: Little Lehigh Creek  
 Reviewer: Denjam Khadka  
 Checked by: Geoffrey A. Reese, PE

| Ordinance Reference | Item | Consistency w/Ordinance |    |     | Comment |
|---------------------|------|-------------------------|----|-----|---------|
|                     |      | Yes                     | No | N/A |         |

|  |  |   |   |   |                              |
|--|--|---|---|---|------------------------------|
| 301.A-G. General storm water management requirements ..... |  | X | / | / |                              |
| H. Consideration of volume controls.....                   |  | / | X | / | Preferred, but not required. |

302.A,B. Applicable Storm Water Management Provisions

|            |                |  |  |  |
|------------|----------------|--|--|--|
| Subarea(s) | 181            |  |  |  |
| Criteria   | 30%/100%<br>RR |  |  |  |

Criteria Key: RR = release rate; CND = conditional no detention

|  |  |   |   |   |  |
|--|--|---|---|---|--|
| 303.A. Design consistency with applicable provisions from 302.A. and B ..... |  | X | / | / |  |
| B. Mapping of Storm Water Management District Boundaries .....               |  | X | / | / |  |
| C. Downstream capacity analysis .....  |  | / | / | X |  |
| D. Multiple discharge points within a single subarea.....                    |  | / | / | X |  |
| E,F. Multiple discharge points within multiple subareas.....                 |  | / | / | X |  |
| K. Documentation of no increase in peak or volume .....                      |  | / | / | X |  |
| L. Documentation of "no harm" downstream.....                                |  | / | / | X |  |
| M. Regional or subregional detention analysis .....                          |  | / | / | X |  |
| N. Capacity improvements analysis.....                                       |  | / | / | X |  |

|   |  |   |   |   |                                 |
|---|--|---|---|---|---------------------------------|
| 304.A. Computation method (rational or soil-cover-complex)..... |  | X | / | / | Soil-cover-complex method used. |
| B. Verification of detention design by routing.....             |  | X | / | / |                                 |
| C. Minimum detention pond freeboard specifications .....        |  | X | / | / |                                 |
| E. Soil-cover-complex method design rainfall.....               |  | X | / | / |                                 |
| F. Rainfall intensities for rational method.....                |  | / | / | X |                                 |
| G. Curve Numbers for soil-cover-complex method .....            |  | X | / | / |                                 |
| H. Runoff coefficients for the rational method .....            |  | / | / | X |                                 |
| I. Volume control storage volume.....                           |  | / | / | X |                                 |
| K. Common time of concentration .....                           |  | / | / | X |                                 |
| L. Manning equation to calculate watercourse capacity .....     |  | / | / | X |                                 |

|                                  |  |   |   |   |  |
|----------------------------------|--|---|---|---|--|
| 403. Drainage Plan Contents..... |  | X | / | / |  |
|----------------------------------|--|---|---|---|--|



UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Meredith Keller, Director of Community Development

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Resolution #2026-16 – Docket #2403 – Xtra Lease LLC Office and Maintenance Building, 5316 & 5324 Oak View Drive – Preliminary/Final Subdivision and Land Development Plan

---

**I. Action/Motion to Be Considered:**

Motion to approve Resolution #2026-16, granting Preliminary/Final Subdivision and Land Development Plan approval to Docket #2403, Xtra Lease LL Office and Maintenance Building, including approval of Waiver Request #1, #2, #3, #4, #5, #10, #11, #12, #13, and #14, and Deferral Request #6a, #6b, #7, #8, and #9, conditioned on the comments in the Staff and Township Engineer Review Letters dated March 26, 2026 and March 18, 2026, respectively.

**II. Reason Why This Issue Needs Consideration:**

- A. The Planning Commission recommended Conditional Preliminary/Final Plan Approval on February 18, 2026.
- B. The Planning Commission recommended approval of ten (10) waiver requests.
- C. The Planning Commission recommended approval of five (5) deferral requests.

**III. Current Policy or Practice:**

The Board grants approvals based on input from the Township Solicitor, Staff and Engineer with recommendations from the Planning Commission.

**IV. Other Background Information:**

N/A.

**V. Impact on Township Finances:**

N/A: Review fees are paid from developer's escrow account.

**VI. Recommendations:**

Pass the motion as presented.



UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Meredith Keller, Director of Community Development

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Resolution #2026-17 – Docket #2338 – Twin Ponds Mixed Use, 8739 Hamilton Boulevard – Revised Final Land Development Plan

---

**I. Action/Motion to Be Considered:**

Motion to adopt Resolution #2026-17 granting Conditional Revised Final Plan Approval for Docket #2338 Twin Ponds, conditioned on the comments found in the Township Engineer Review Letter dated March 12, 2026.

**II. Reason Why This Issue Needs Consideration:**

- A. The Planning Commission recommended Conditional Revised Final Plan Approval on February 18, 2026.

**III. Current Policy or Practice:**

The Board grants approvals based on input from the Township Solicitor, Staff and Engineer with recommendations from the Planning Commission.

**IV. Other Background Information:**

The Board initially granted Conditional Preliminary/Final Subdivision and Land Development approval through Resolution #2024-28 on July 3, 2024, which also included approval of eleven (11) waivers and one (1) deferral. Since that time, the project has been sold to a new developer, who has submitted the current application proposing to realign several buildings, construct a six-bay garage, and make several minor adjustments to the plan.

The property is located within the NC – Neighborhood Commercial zoning district and the former Mixed-Use Overlay (MUO) Zoning District. The MUO zoning district was repealed on May 2, 2024. However, Docket #2338 Twin Ponds was submitted on March 20, 2023, before the MUO district was repealed, and the applicant may continue to utilize the overlay zoning in the current Revised Final Land Development Plan.

This project has been reviewed at the following Planning Commission meetings: October 19, 2022; September 20, 2023; May 15, 2024; and February 18, 2026. The application was further reviewed for a determination by the Zoning Hearing Board on December 13, 2023 regarding the open space requirement.

**V. Impact on Township Finances:**

N/A: Review fees are paid from developer's escrow account.

**VI. Recommendations:**

Pass the motion as presented.



**UPPER MACUNGIE  
TOWNSHIP**

DATE: March 26, 2026  
TO: Upper Macungie Township Board of Supervisors  
FROM: Meredith Keller, AICP, Director of Community Development  
RE: Plan Name: 2338 Twin Ponds Mixed-Use  
Plan Type: Revised Final Land Development Plan  
UMAC Docket No.: 2338  
Property Parcel ID: 545486074486  
Property Address: 8739 Hamilton Boulevard, Breinigsville  
Zoning District: NC – Neighborhood Commercial/Mixed-Use Overlay (Repealed, 5/2024)

An application proposing to construct a mixed-use apartment and commercial development, consisting of 132 residential apartment units and a daycare facility, was approved by the Board of Supervisors on July 3, 2024. The development utilized the regulations of the Township’s Mixed Use Overlay Zoning District, which has since been repealed. The applicant is proposing to revise the recorded plan to align the fronts of Buildings 1 and 2 and Buildings 10 and 11. Additional changes include constructing a six-bay detached garage, reducing the size of the dumpster pad, relocating landscaping, and adjusting grading around the buildings.

**WAIVERS/MODIFICATION**

Through Resolution #2024-28, the Board of Supervisors granted one (1) deferral and eleven (11) waivers. No additional modifications have been requested as part of the current Revised Final Land Development Plan.

**TIMELINE**

The following table presents the review period timeline for the above referenced application.

| <b>PLAN REVIEW PERIOD</b>                   | <b>CURRENT DATES</b> |
|---|----------------------|
| Application Date                            | 12/19/2025           |
| Review Period Beginning Date                | 1/18/2026            |
| Last Available Planning Commission Meeting  | 2/18/2026            |
| Last Available Board of Supervisors Meeting | 4/2/2026             |
| Review Period End Date                      | 4/18/2026            |

**OTHER AGENCY REVIEWS**

The following agencies were notified that this plan is available for review.

| <b>AGENCY</b>                                 | <b>SUBMISSION OF COMMENTS</b> |
|---|-------------------------------|
| Community Development Department              | 3/26/2026                     |
| Township Engineer (HRG)                       | 3/12/2026                     |
| Bureau of Fire                                | 2/3/2026                      |
| Zoning & Codes Officer                        | 3/17/2026                     |
| Lehigh Valley Planning Commission             | N/A                           |
| Lehigh & Northampton Transportation Authority | No Comment, 1/20/2026         |

### **2019 COMPREHENSIVE PLAN REVIEW**

The parcel has been identified as an area for future commercial uses according to the 2019 Comprehensive Plan. The now-repealed Mixed-Use Overlay permitted property owners to incorporate both commercial and residential uses on the same lot with greater density. The properties along Hamilton Boulevard vary widely in use, with denser residential to the north and commercial and recreational uses to the south. The development consists of a large daycare facility and dense residential apartments that remain contextual with other uses along the Hamilton Boulevard corridor. The changes proposed in the Revised Final Land Development Plan do not impact the plan's compliance with the Comprehensive Plan.

### **PEDESTRIAN/BICYCLE ACCESS**

The Revised Final Land Development Plan does not include any modifications to sidewalks or any pedestrian facilities. Through Resolution #2024-28, the Board of Supervisors granted a waiver from S.A.L.D.O. § 22-704.9.A to allow the applicant not to install sidewalks along the frontage of Hamilton Boulevard. Additionally, a deferral was granted to defer installation of sidewalks along the northern side of the proposed road (Lilly Lane).

### **ZONING REPORT**

See attached Zoning Review letter provided by Marv Walton, Township Zoning Officer.

### **ENGINEER REPORT**

See attached Engineering Review letter provided by Ryan Kern, P.E., Township Engineer.

### **BUREAU OF FIRE**

See attached Fire Review letter provided by Peter Christ, Fire Commissioner.

### **RECOMMENDED PLAN ACTION**

Township Staff and Consultants recommend that the Board of Supervisors grant approval through the following motion: **Motion to approve Resolution 2026-17, granting Revised Final Land Development Plan approval to Docket #2338, Twin Ponds Mixed-Use, conditioned on the comments in the Township Engineer Review Letter dated March 12, 2026.**

cc: Robert Ibach, Jr., Township Manager  
Andrew V. Schantz, Esq., Davison & McCarthy  
Ryan Kern, P.E., Township Engineer, HRG, Inc.  
Stan Wojciechowski, P.E., C.M.E., HRG, Inc.  
Anderson Deutschman, E.I.T., HRG, Inc.  
Bob Meredith, Vanguard Development Group, Inc.



Herbert, Rowland & Grubic, Inc.  
1275 Glenlivet Drive, Suite 330  
Allentown, PA 18106  
610.351.0311  
www.hrg-inc.com

## REVISED FINAL PLAN REVIEW LETTER #3

### UPPER MACUNGIE TOWNSHIP

Attn: Meredith Keller, Director of Community Development

Twin Ponds Mixed-Use Development – Amended Final Plan

March 12, 2026

Reference: Docket #2338  
Location: Address: 8739 Hamilton Boulevard, Breinigsville, PA 18031  
PIN: 545486074486-1  
Zoning Dist.: NC  
Applicant: Bob Meredith, Vanguard Development Group, Inc.  
1801 Fruitville Pike, Suite 200, Lancaster, PA 17601  
717-586-1928 – [bob@vanguarddg.com](mailto:bob@vanguarddg.com)  
Owner: Mark Horst, Fox Run Partners, LLC  
Engineer: Ronald E. Klos, Jr., P.E., Bohler  
1600 Manor Drive, Suite 200, Chalfont, PA 18914  
215-996-9100  
Time Clock: First PC Meeting: 12/17/2025  
Expiration Date: 4/18/2026

We have completed our review of the following information for the above-referenced project:

| Submission:                           | Dated:           | Last Revised:     |
|---------------------------------------|------------------|-------------------|
| Amended Final Plans, 47 Sheets (Plan) | January 19, 2026 | February 24, 2026 |

We offer the following comments:

### ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL

1. Within 120 days of the execution of the resolution approving the revised final plan, unless an extension has been granted in writing by the Board of Supervisors, the applicant’s Engineer shall supply all required documentation to our office for recording [22-504.1].
2. The Applicant’s attorney should discuss any revisions or addendums required to the existing Developer’s and Maintenance Agreement as it may relate to identifying these Revised Final Plans [22-803].
3. The Owner’s Certification shall be signed and notarized [22-503.4.J].
4. A Professional Engineer and a Professional Land Surveyor, each licensed by the Commonwealth of Pennsylvania shall sign and seal the appropriate certifications [22-503.4.B].

Twin Ponds Mixed-Use Development  
Upper Macungie Township  
March 12, 2026  
Page 2

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).*

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in blue ink, appearing to read "Ryan M. Kern".

Ryan M. Kern, P.E.  
Group Manager – Municipal & Water Resources

SW/RMK/pk

P:\0086\008621\_0427\039 - Twin Ponds D#2338\VA - PLAN REVIEW\PR#3 - PH 039 - Twin Pond Revised Plan.docx

c: Jackie Tindall, UMT Planning and Zoning Administrative Assistant (via e-mail)  
Andrew Schantz, Esq., UMT Solicitor (via e-mail)



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892

f 610.395.9355

[UpperMac.org](http://UpperMac.org)

TO: Upper Macungie Township Board of Supervisors

DATE: March 17, 2026

SUBJECT: Planning Docket #2338 – Twin Ponds Mixed Use  
Land Development – Revised Final Plan

Property Address: 8739 Hamilton Boulevard, Breinigsville, PA 18031  
Parcel #545486074486 1 9.76 Acres Gross/9.58 Acres Net

Zoning District: NC – Neighborhood Commercial (Mixed Use Overlay District)

Dear Supervisors,

The Applicant, Vanguard Development Group, Inc. on behalf of Fox Run Partners, LLC, property owner, has applied for an approval of a revised Final Land Development Plan which proposes construction of a 10,500 sf Children's Day Care facility and 132 apartment units within 11 buildings on the subject property, located at 8739 Hamilton Boulevard. The application utilizes the Township's Mixed Use Ordinance Zoning Overlay (Section § 27-1100) which was adopted as part of Ordinance #2022-04 and has subsequently been repealed. The original Land Development Plan was approved by the Board of Supervisors on July 3, 2024; however, the applicant is proposing minor revisions to the Record Plan, more specifically, slight shifts in the location of Buildings 1, 2, 10 & 11 and adding a 6-bay detached garage in the parking lot, along with associated landscaping and grading revisions, which warrant the submittal of a revised plan. Comments are offered based on a review of a plan titled "Amended Final Plans For Fox Run Partners, LLC Proposed Twin Ponds Mixed-Use Development" prepared by Bohler Engineering, dated January 19, 2026, last revised February 24, 2026, for consistency with Section 27 (Zoning) of the Upper Macungie Township Code of Ordinances. This Plan was last reviewed by this office on January 26, 2026 and it was noted all zoning comments were satisfactorily addressed at that time. Subsequent plan revisions to address the comments of the Township Engineer have not altered that so accordingly, this office has no further comment.

Sincerely,

Marv Walton  
Zoning Officer

PC: Meredith Keller, AICP, Director of Community Development  
Allie Scarfaro, Zoning Officer  
Ryan Kern, P.E., HRG, Inc.  
Stan Wojciechowski, PE, CME, HRG, Inc.



# UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892  
f 610.395.9355

[UpperMac.org](http://UpperMac.org)

February 3, 2026

## Planning Commission Upper Macungie Township

**Re: Twin Ponds Developments/Final Land Development**

Members,

During the plan review on April 22, 2024, the following was noted. All references listed below are from the 2018 International Fire Code by Township Ordinance #2018-05 (duly adopted July 5, 2018), #2021-06 (duly adopted May 6, 2021) and UMT Codified (Ordinance 01-11, 6/21/2001, 22-706). Amended by Ord. No. 2021-14, 12/2/2021.

During the plan review on April 22, 2024, it appears that all comments from previous said plan reviews, have been addressed either through site specific notes for future location determination or as evidenced by the site and utility plan. GEO SYSTEM grass paver details have been added to the most current plan dated 3/29/2024, Revision 3.

No further comments from Bohler updated plan set dated 1/19/2026.

Sincerely,  
**Upper Macungie Township**

Peter D. Christ  
Fire Commissioner

PREVIOUS  
LETTER





**Memo**

**UPPER MACUNGIE  
TOWNSHIP**

DATE: March 13, 2026

TO: Upper Macungie Township Planning Commission

FROM: Meredith Keller, AICP, Director of Community Development

RE: Plan Name: UMT Fire Station  
Plan Type: Preliminary/Final Lot Consolidation and Land Development  
UMT Docket No.: 2426  
Property Parcel ID: 545576701287-1  
Property Address: 37 Grim Road  
Zoning District: LI – Light Industrial

This application submitted on behalf of Upper Macungie Township proposes to convert and expand the township’s existing police station into a 32,300 square foot fire station with six truck bays. The project would include associated parking, stormwater management, and site improvements.

**MODIFICATION REQUESTS**

The Applicant has requested a modification request letter identifying five (5) waivers and two (2) deferrals from sections of the Township’s S.A.L.D.O., which are outlined in detail in the Engineer’s review letter.

**TIMELINE**

The following table presents the review period timeline for the above referenced application.

| <b>PLAN REVIEW PERIOD</b>                   | <b>CURRENT DATES</b> |
|---|----------------------|
| Application Date                            | 2/17/2026            |
| Review Period Beginning Date                | 2/18/2026            |
| Last Available Planning Commission Meeting  | 3/18/2026            |
| Last Available Board of Supervisors Meeting | 5/7/2026             |
| Review Period End Date                      | 5/17/2026            |

**OTHER AGENCY REVIEWS**

The following agencies were notified that this plan is available for review. Their comments have been included in this report.

| <b>AGENCY</b>                                 | <b>SUBMISSION OF COMMENTS</b> |
|---|-------------------------------|
| Community Development Department              | 3/13/2026                     |
| Conflict Engineer (Barry Isett)               | 3/13/2026                     |
| Bureau of Fire                                | 2/25/2026                     |
| Zoning & Codes Officer                        | 2/23/2026                     |
| Lehigh Valley Planning Commission             | No Comment to Date            |
| Lehigh & Northampton Transportation Authority | No Comment                    |

### **2019 COMPREHENSIVE PLAN REVIEW**

The current Township zoning map classifies the property as LI – Light Industrial Zoning District, and township-owned uses are permitted by right in all zoning districts. Map 3: Future Land Use identifies the properties at 37 Grim Road and 8330 Schantz Road as comprising an institutional zoning district. The fire station use would comply with a potential change in zoning districts that would support institutional uses.

### **PEDESTRIAN/BICYCLE ACCESS**

The Vision Zero Action Plan (VZAP, 2023) depicts sidepaths along the Grim and Schantz Road property frontages. Additional improvements, such as a handman and crosswalk, are proposed at the adjacent Grim and Schantz Road intersection. Owing to anticipated future intersection upgrades, the application includes a deferral of sidewalks/sidepaths along the Grim and Schantz Road frontages until the upgrades are completed.

The plans include internal concrete sidewalks that extend from the Grim Road right-of-way to the main entrance, as well as internal sidewalks that would allow pedestrians to access the building from the parking areas. Staff finds the internal pedestrian circulation to be sufficient for the site.

### **ZONING REPORT**

See attached Zoning Review letter provided by Allie Scarfaro, Township Zoning Officer.

### **ENGINEER REPORT**

See attached Engineering Review letter provided by Bradley Smith, P.E., Conflict Engineer.

### **BUREAU OF FIRE REPORT**

See attached Bureau of Fire Review Letter provided by Peter Christ, Fire Commissioner

### **STAFF RECOMMENDATION**

Township Staff and Consultants recommend that the Planning Commission grant approval through the following motion: **Motion to approve Docket #2426, UMT Fire Station, 37 Grim Road, Preliminary/Final Lot Consolidation and Land Development Plan, including approval of Waiver Request #1, #2, #3, #4, and #5 and Deferral Request #6 and #7, conditioned on the Engineering Review Letter dated March 13, 2026.**

cc: UMT Board of Supervisors  
Robert Ibach Jr., Township Manager  
Andrew V. Schantz, Esq., Township Solicitor  
Ryan Kern, P.E., HRG, Inc.  
Scott Smith, P.E., Herbert, Rowland, & Grubic, Inc.  
Anderson Deutschman, E.I.T., HRG, Inc.  
Brad Smith, P.E., Conflict Engineer, Barry Isett & Associates  
Layla Denissen, E.I.T., Barry Isett & Associates



5420 Crackersport Road, Allentown, PA 18104  
 610.398.0904 610.481.9098  
 barryisett.com

**LAND DEVELOPMENT REVIEW LETTER #1  
UPPER MACUNGIE TOWNSHIP**

Attn: Meredith Keller, Director of Planning

**UMT Fire Station Preliminary Final Land Development Plan**

**March 13, 2026**

Reference: Docket # 2426  
 Location: 8330 Schantz Road  
 PIN: 545576701287-1  
 Zoning District: LI  
 Owner: Upper Macungie Township  
 8330 Schantz Road, Breinigsville, PA 18031  
 Applicant: Robert Ibach  
 8330 Schantz Road, Breinigsville, PA 18031  
 610-395-4892 – ribach@uppermac.org  
 Engineer: Scott Smith, P.E. (Herbert, Rowland & Grubic, Inc.)  
 1275 Glenlivet Drive, Suite 330 Allentown, PA 18106  
 570-592-1628 – ssmith@hrg-inc.com  
 Time Clock Date of First PC Meeting: 3/18/26  
 Expiration Date: 6/18/26

We have completed our review of the following information for the above-referenced project:

| Submission:                                  | Dated:            | Last Revised:     |
|--|-------------------|-------------------|
| Plan Sheets 1-16 of 16 (Plan)                | February 17, 2026 | February 23, 2026 |
| Truck Turning Movements Exhibit Sheet 1 of 1 | February 16, 2026 |                   |
| Waiver/ Deferral Justification Letter        | February 17, 2026 | --                |
| Legal Description for ROW Dedication         |                   | --                |
| Legal Description for Lot Consolidation      |                   |                   |
| Upper Macungie Township SALDO Application    | February 17, 2026 | --                |
| VZAP Checklist                               |                   |                   |
| LVPC Transmittal/ Application                | February 17, 2026 | --                |
| Wellhead Protection Zone Determination       | January 27, 2026  |                   |
| PCSM Report                                  | February 17, 2026 | February 23, 2026 |

The applicant has submitted the following requests for relief:

| Requested Modification(s):  | Dated:         | Ordinance Section: |
|---|----------------|--------------------|
| 1. Deferral of Schantz Road widening until the time of Schantz Road/Grim Road/Nestle Way intersection improvements. | March 11, 2026 | SALDO 704.1.H(1)   |

|   |                   |                |
|---|-------------------|----------------|
| 2. Deferral of sidewalks and VZAP sidepath until the time of Schantz Road/Grim Road/Nestle Way intersection improvements. | February 17, 2026 | SALDO 704.9.A  |
| 3. Separate Preliminary and Final Plan submissions.   | February 17, 2026 | SALDO 503.1    |
| 4. Access drive width.  | February 17, 2026 | SALDO 703.3C   |
| 5. Maximum intensity of illumination for parking facilities.  | March 11, 2026    | SALDO 704.10.F |
| 6. Partial Waiver of Curbs.   | February 17, 2026 | SALDO 704.9.C  |
| 7. Partial waiver of freeboard requirements.  | March 11, 2026    | SALDO 707.3.D  |

We offer the following comments: (Bolded comments = Key comments for discussion)

### MODIFICATIONS (WAIVERS & DEFERRALS)

- SALDO [22-503.1]** – A final major subdivision and final major land development plan may not be submitted to the Township Community Development Department for Planning Commission consideration prior to the Board of Supervisors' approval of a preliminary plan.

  - Summary of applicant's relief request: "A waiver is requested to pursue a combined preliminary/final plan due to the small scope of project"
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this WAIVER.
- SALDO [22-703.3.C]** - For structures less than 30 feet in height, each access drive for nonresidential uses... shall have a minimum width of 25 feet and maximum width of 40 feet, 50 feet if the applicant proves that such width is necessary to permit turning movements of tractor trailers, as measured at the point of curvature of access drive radii for two-way use.

  - Summary of applicant's relief request: "A waiver is requested for the Fire Station driveway to be approximately 105ft wide at the point of curvature in order to permit full access to the proposed engine bays."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this WAIVER.
- SALDO [22-704.10.F]** – Intensity of illumination for roadways, pedestrian facilities, and parking facilities shall be determined from the table below.

  - Summary of applicant's relief request: "A waiver is requested to allow the maximum proposed footcandles to exceed 5.0, as the site is proposed for emergency service use which requires higher intensity lighting. The property does not abut residential areas and there is a landscape screen that would limit glare onto adjoining properties."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this WAIVER.
- SALDO [22-704.9.C]** - Curbs shall be required in all nonresidential subdivisions and land developments as well as in multifamily and single-family attached/detached developments along existing and proposed roads, parking areas, parking islands, loading areas and driveways, other than those leading to individual garages.

  - Summary of applicant's relief request: "A partial waiver of curbs is requested. There is an existing roadside swale along the property frontage on Schantz Road, so installation of curb would not be required to improve drainage. Curbs are not provided in some areas on site as curbs would inhibit runoff from reaching the existing and proposed stormwater management systems."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this WAIVER.

5. **SALDO [22-707.3.D]** – All Stormwater detention facilities shall provide a minimum 1.0 freeboard above the maximum pool elevation associated with the two- through 25-year runoff events. A 0.5 foot freeboard shall be provided above the maximum pool elevation of the 100-year runoff event. The freeboard shall be measured from the maximum pool elevation to the invert of the emergency spillway. The two- through 100-year storm events shall be controlled by the primary outlet structure.

An emergency spillway for each basin shall be designed to pass the 100-year return frequency storm peak basin inflow rate with a minimum 0.5 foot freeboard measured to the top of the basin. The freeboard criteria shall be met considering any offsite areas tributary to the basin as developed, as applicable.

- Summary of applicant's relief request: "A partial waiver of this section is requested. Safe emergency conveyance is provided over the access drive which acts as a berm. However, a true spillway is not provided to calculate 'flow through the spillway', which is why a partial waiver is requested"

Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.

6. **SALDO [22-704.1.H(1)]** – The distance between the edge of the cartway and the road center line shall equal ½ of the required cartway width if the property adjoins only one side of the roadway.

- Summary of applicant's relief request: "A deferral is requested address Schantz Road widening to the time when the Schantz Road/Grim Road/Nestle Way intersection is upgraded. There is currently adequate width for one northbound lane travel at this time"

- Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.

7. **SALDO [22-704.9.A]** - Public sidewalks shall be required along the roadway frontage of all improved roads in multifamily, single-family attached/detached developments and all nonresidential subdivisions and land developments.

- Summary of applicant's relief request: "A deferral is requested to provide sidewalks on Schantz Road and the VZAP sidepath on Grim Road at the time when the Schantz Road/Grim Road/Nestle Way intersection is upgraded. A tie-in point for a 10ft wide sidepath is provided to the Grim Road right-of-way line."

- Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.

## **SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)**

1. Certification from water supplier should be provided [22-403.5.J and K].
2. Curve information for the curve in the Grange Road ROW to be vacated should be shown on the plans.
3. A letter from Lehigh County Conservation District which indicates that the soil erosion and sedimentation control plan conforms to conservation district current requirements [22-503.8].

### **STORMWATER MANAGEMENT**

4. **The underground infiltration basin should provide enough storage for the entire water quality volume below the lowest outlet invert [17-307.6].**
5. For the SCM-1 drainage area, time of concentration path and segmental calculations 3 through 5 should be reviewed [22-707.3.L].
6. Construction sequence and instructions for the infilling of the existing basin and construction of the infiltration bed that protects the subsoil from compaction should be addressed [General].

### **ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL**

7. All seals and signatures shall be on the plans prior to approval.
8. Certification of ownership should be provided [22-403.K(9)].

All comments above are made with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices.

Please do not hesitate to contact us if you should have any questions regarding this letter.

Respectfully,

A handwritten signature in blue ink that reads "Bradley D. Smith". The signature is written in a cursive, flowing style.

Bradley D, Smith, PE  
Municipal Engineering Services

Bob Ibach, UMT Township Manager (via e-mail)  
Meredith Keller, UMT Planner (via e-mail)  
Andrew Schantz, Esq., UMT Solicitor (via e-mail)



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892  
f 610.395.9355

[UpperMac.org](http://UpperMac.org)

TO: Upper Macungie Township Planning Commission

DATE: February 23, 2026

SUBJECT: #2426 – 37 Grim Road Land Development Plan

Property Address: 37 Grim Road, Breinigsville, PA 18031  
Parcel # 545576701287 1 1.86 Acres-Lot 1  
Zoning District: LI –Light Industrial

Dear Planning Commission Members,

The application proposes the construction of a 32,000 SF Township owned Fire Station, on a 1.86-acre lot located at 37 Grim Road. Comments are offered based on a review of the plans titled “Upper Macungie Township Fire Station” prepared by HRG, dated February 17, 2026, for consistency with Section 27 (Zoning) of the Upper Macungie Township Code of Ordinances.

Zoning Review:

1. § 27-306. Table of Permitted Uses: In the LI Light Industrial Zoning District, Municipal Services-Township-owned use is a use permitted by right.
2. § 27-307.C. Table of Lot and Setback Requirements by District. The proposed building and use are in compliance with all applicable lot, setback, height, and building coverage requirements of the LI Zoning District.
3. § 27-511. Light, Glare and Heat Control. The applicant has submitted a lighting plan that complies with the Ordinance requirements.
4. § 27-601 Required Number of Parking Spaces: Each use that is newly developed shall provide and maintain off-street parking spaces in accordance with Table 6.1. The plan denotes that there are 229 existing parking spaces and 196 proposed for the site.

Sincerely,

Allie Scarfaro  
Zoning Officer

PC: Meredith Keller, Director of Community Development



## UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

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[UpperMac.org](http://UpperMac.org)

February 25, 2026

### Planning Commission Upper Macungie Township

**Re: Upper Macungie Township Fire Station, Preliminary/Final Land Development**

Members,

During the plan review on February 25, 2026, the following was noted. All references listed below are from the 2021 International Fire Code by Township Ordinance #2018-05 (duly adopted July 5, 2018), #2021-06 (duly adopted May 6, 2021) and UMT Codified (Ordinance 01-11, 6/21/2001, 22-706). Amended by Ord. No. 2021-14, 12/2/2021.

1. The hydrant on the North side of the building must be placed on the top side of the parking lot near the no-parking space due to retaining wall height.
2. A hydrant must be located within 100' of Fire department connections without obstructing fire access. **2021 IFC 507.5.1.1 Hydrant for standpipe system.**
3. Fire department connections shall be located so that any fire apparatus and hose connected to the supply system will not obstruct access to the building for additional fire apparatus. **2021 IFC 912 Fire Department Connections.**

Sincerely,  
Upper Macungie Township

Peter D. Christ  
Fire Commissioner



# UPPER MACUNGIE TOWNSHIP

# BOARD OF SUPERVISORS ISSUE BRIEFING

**DEPARTMENT MANAGER:** Meredith Keller, Director of Community Development

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Resolution #2026-18 – Docket #2426 – Upper Macungie Township Fire Station, 37 Grim Road – Preliminary/Final Lot Consolidation and Land Development Plan – Ratification of Planning Commission Approval

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**I. Action/Motion to Be Considered:**

Motion to approve Resolution #2026-18, Upper Macungie Township Fire Station, 37 Grim Road, Preliminary/Final Lot Consolidation and Land Development Plan, ratifying the approval of the Upper Macungie Township Planning Commission, including approval of Waiver Request #1, #2, #3, #4, and #5, and Deferral Request #6 and #7, with the following conditions: 1) the lighting at the site is dark sky compliant; 2) the applicant obtain a NPDES permit; and 3) all comments in the Staff and Engineering Review Letters, both dated March 13, 2026, are addressed.

**II. Reason Why This Issue Needs Consideration:**

- A. The Planning Commission granted Conditional Preliminary/Final Plan Approval on March 18, 2026.
- B. The Planning Commission approved five (5) waiver requests.
- C. The Planning Commission approved two (2) deferral requests.

**III. Current Policy or Practice:**

For subdivision and land development applications submitted by the Township, the Planning Commission grants approval based on input from the Township Solicitor, Staff and Engineer. The Board of Supervisors then ratifies the Planning Commission approval by resolution.

**IV. Other Background Information:**

N/A.

**V. Impact on Township Finances:**

N/A: Review fees are paid from developer's escrow account.

**VI. Recommendations:**

Pass the motion as presented.



**UPPER MACUNGIE  
TOWNSHIP**

DATE: March 13, 2026

TO: Upper Macungie Township Planning Commission

FROM: Meredith Keller, AICP, Director of Community Development

RE: Plan Name: 7036 Ruppsville Road  
 Plan Type: Preliminary/Final Minor Plan – Lot Line Adjustment  
 UMT Docket No.: 2427  
 Property Parcel ID: 546566705169-1 & 546557990897-1  
 Property Address: 7036 Ruppsville Road  
 Applicant: Upper Macungie Township  
 Zoning District: R2 – Low Density Residential

This application submitted on behalf of Upper Macungie Township proposes to consolidate the property at 7036 Ruppsville Road with the larger Township-owned Grange Park property at 560 Grange Road. The property is located in the Township’s R2 – Low Density Residential Zoning District.

**MODIFICATION REQUESTS**

The applicant has requested two (2) waivers and five (5) deferrals from sections of the Township’s S.A.L.D.O., which are outlined in the Engineer’s Review Letter.

**TIMELINE**

The following table presents the review period timeline for the above referenced application.

| <b>PLAN REVIEW PERIOD</b>                   | <b>CURRENT DATES</b> |
|---|----------------------|
| Application Date                            | 2/17/2026            |
| Review Period Beginning Date                | 2/18/2026            |
| Last Available Planning Commission Meeting  | 3/18/2026            |
| Last Available Board of Supervisors Meeting | 5/7/2026             |
| Review Period End Date                      | 5/17/2026            |

**OTHER AGENCY REVIEWS**

The following agencies were notified that this plan is available for review. Their comments have been included in this report.

| <b>AGENCY</b>                                 | <b>SUBMISSION OF COMMENTS</b> |
|---|-------------------------------|
| Community Development Department              | 3/13/2026                     |
| Conflict Engineer (Barry Isett)               | 3/13/2026                     |
| Bureau of Fire                                | N/A                           |
| Zoning & Codes Officer                        | 3/6/2026                      |
| Lehigh Valley Planning Commission             | No Comment                    |
| Lehigh & Northampton Transportation Authority | No Comment                    |

### **2019 COMPREHENSIVE PLAN REVIEW**

The current Township Zoning Map classifies the property as R2 – Low Density Residential, which permits both Single-Family Detached Dwellings and Publicly-Owned Recreation. The application proposes only a lot line adjustment to incorporate the parcel at 7036 Ruppsville Road into the Grange Park property. No change in use is proposed as part of this application.

The recently adopted Comprehensive Parks, Recreation, and Open Space Plan (CPROSP, 2025) identifies the parcel at 7036 Ruppsville Road as a proposed open space addition for the Township to acquire and integrate into Grange Park. The Township recently acquired the property, and the lot line adjustment meets the recommendation of the CPRSOP to expand the park boundaries.

### **PEDESTRIAN/BICYCLE ACCESS**

The Vision Zero Action Plan (VZAP, 2023) depicts a sidepath extending from the intersection of Ruppsville and Grange Roads and terminating at the eastern property line of 7036 Ruppsville Road. According to the VZAP, a proposed multiuse path would extend into the park and follow the property lines of 7036 Ruppsville Road. With the acquisition of the property, pedestrian facilities can be realigned to extend across the property's Ruppsville Road frontage. Plans are under separate development to construct a Grange Park Loop Trail that would provide connection across the property's frontage.

### **RECREATION REPORT**

*Provided by Ryan Griffiths, Recreation Manager, rgriffiths@uppermac.org.*

This property is township-owned, and future connectivity planning is already accounted for in the Grange Loop Trail Project.

### **ZONING REPORT**

See attached Zoning Review letter provided by Marv Walton, Township Zoning Officer.

### **ENGINEER REPORT**

See attached Engineering Review letter provided by Bradley Smith, P.E., Conflict Engineer.

### **STAFF RECOMMENDATION**

Township Staff and Consultants recommend that the Planning Commission grant approval through the following motion: **Motion to approve Docket #2427, 7036 Ruppsville Road Minor Lot Line Adjustment Plan, including approval of Waiver Request #1 and #2 and Deferral Request #3, #4, #5, #6, and #7, conditioned upon the Engineering Review Letter dated March 13, 2026.**

cc: UMT Board of Supervisors  
Robert Ibach Jr., Township Manager  
Andrew V. Schantz, Esq., Township Solicitor  
Ryan Kern, P.E., HRG, Inc.  
Scott Smith, P.E., HRG, Inc.  
Anderson Deutschman, E.I.T., HRG, Inc.  
Brad Smith, P.E., Conflict Engineer, Barry Isett & Associates  
Layla Denissen, E.I.T., Barry Isett & Associates



5420 Crackersport Road, Allentown, PA 18104  
 610.398.0904 610.481.9098  
 barryisett.com

**SUBDIVISION REVIEW LETTER #1  
UPPER MACUNGIE TOWNSHIP**

Attn: Meredith Keller, Director of Planning

**7036 Ruppssville Road  
Minor Lot Line Adjustment Plan**

**March 9, 2026**

Reference: Docket # 2427  
 Location: 7036 Ruppssville Road  
 PIN: 546566705169-1  
 546557991897-1  
 Zoning Dist.: R2  
 Owner: Upper Macungie Township  
 8330 Schantz Road, Breinigsville, PA 18031  
 Applicant: Robert Ibach  
 8330 Schantz Road, Breinigsville, PA 18031  
 610-395-4892 – ribach@uppermac.org  
 Engineer: Scott Smith, P.E. (Herbert, Rowland & Grubic, Inc.)  
 1275 Glenlivet Drive, Suite 330 Allentown, PA 18106  
 570-592-1628 – ssmith@hrg-inc.com  
 Time Clock Date of First PC Meeting: 3/18/26  
 Expiration Date: 6/18/26

We have completed our review of the following information for the above-referenced project:

| Submission:                               | Dated:            | Last Revised:  |
|---|-------------------|----------------|
| Plan Sheets 1-3 of 3 (Plan)               | February 17, 2026 | --             |
| Waiver/ Deferral Justification Letter     | February 17, 2026 | March 11, 2026 |
| Legal Description                         |                   | --             |
| Upper Macungie Township SALDO Application | February 17, 2026 | --             |
| LVPC Transmittal/ Application             | February 17, 2026 | --             |

The applicant has submitted the following requests for relief:

| Requested Modification(s):                   | Dated:            | Ordinance Section: |
|--|-------------------|--------------------|
| 1. Deferral of Slopes Plan to the time of LD | February 17, 2026 | SALDO 403.4.K.17   |

|   |                   |                                |
|---|-------------------|--------------------------------|
| 2. Deferral of Woodlands Preservation Plan to the time of LD.   | February 17, 2026 | SALDO 403.4.K.18               |
| 3. Deferral of Supplementary Data to the time of LD.  | February 17, 2026 | SALDO 403.5                    |
| 4. Deferral of dedication of adequate right-of-way to allow for correction of the alignment of Ruppsville Road. | March 11, 2026    | SALDO 704.1.G(1)               |
| 5. Deferral of concrete monumentation until all Grange Park properties are obtained.                            | March 11, 2026    | SALDO Appendix I, Section 1001 |
| 6. Waiver of Existing Stormwater Management and Recreation Facilities within 200 feet of the Boundaries.        | February 17, 2026 | SALDO 403.4.G                  |
| 7. Waiver of Existing Utility Structures within 200 feet of the Boundaries.                                     | February 17, 2026 | SALDO 403.4.H                  |

We offer the following comments: (Bolded comments = Key comments for discussion)

**MODIFICATIONS (WAIVERS & DEFERRALS)**

- SALDO [22-403.4.G]** – The preliminary plan shall illustrate the following data: All existing or publicly recorded stormwater management facilities and recreation facilities within 200 feet of the boundaries of the proposed subdivision/land development tract, or to a distance deemed satisfactory by the Township Engineer.

  - Summary of applicant’s relief request: “There is no proposed development. The intent of the plan is to consolidate an existing lot into the overall tract.”
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
- SALDO [22-403.4.H]** - The preliminary plan shall illustrate the following data: All existing underground utility structures, such as, but not limited to, petroleum lines, gas lines, communication lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, sidewalks, bike paths or other man-made features within the proposed subdivision tract and within 200 feet of the boundaries of the proposed subdivision tract.

  - Summary of applicant’s relief request: “There is no proposed development. The intent of the plan is to consolidate an existing lot into the overall tract.”
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **WAIVER**.
- SALDO [22-403.4.K.17]** - The preliminary plan shall illustrate the following data: The full plan of proposed development, including a plan indicating slopes in percent at increments of 5%, based on a minimum of two-foot contour intervals, with the locations of streets and homes or commercial and industrial buildings. Properties with grades under 5% shall depict one-foot contours and spot elevations as required to determine the direction of predevelopment drainage patterns and grading design.

  - Summary of applicant’s relief request: “There is no development proposed with the Minor Plan, and no slopes will be affected by approval of this plan.”
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this **DEFERRAL**.

4. **SALDO [22-403.4.K.18]** - The preliminary plan shall illustrate the following data: The full plan of proposed development, including Woodland's preservation plan as per Subsection 3 of §22-709 of this Ordinance.
  - Summary of applicant's relief request: "There is no development proposed with the Minor Plan, and no woodlands will be affected by approval of this plan."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this DEFERRAL.
5. **SALDO [22-403.5]** - The preliminary plan shall be accompanied with all supplementary data.
  - Summary of applicant's relief request: "There is no development proposed with the Minor Plan, so there is no supplementary data to be provided."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this DEFERRAL.
6. **SALDO [22-704.1.G(1)]** – Where a subdivision or land development abuts an existing road not meeting the requirements of Subsection 3 or Subsection 6 of this Section, sufficient right of-way to correct the alignment deficiency shall be shown on the plan.
  - Summary of applicant's relief request: "The Township will dedicate the area if/when a plan to correct the alignment is proposed. No improvements are proposed at this time which setback lines from the right-of-way would impact."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this DEFERRAL.
7. **SALDO [Appendix I, Section 1001]** – Permanent concrete monuments shall be accurately placed at the intersections, change in directions of all lines forming the boundary of the property subdivided, along all interior street lines at changes in direction, at beginning and ends of curves, and at intermediate points where topographical consideration make it impossible to sight between two (2) adjacent monuments.
  - Summary of applicant's relief request: "The Township is continuing to obtain additional properties into the overall Grange Park property."
  - Isett recommends  **Approval**;  **Approval and Modification**;  **Denial** of this DEFERRAL.

## **SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)**

1. **Right-of-way width of 35 feet from the centerline of Ruppsville Road should be provided [22-704.1.G and 2.A].**
2. If any, provide the location and type of any existing on-lot septic system components [22-403.4.K(20)]. Township is planning to decommission any on-lot septic system.
3. If any, provide the location of any existing on-lot potable water supply wells [22-403.4.K(21)]. The Township is planning to decommission any water supply well.
4. Closure calculations demonstrating closure not to exceed one foot in 5,000 feet should be provided [General].
5. Locations of lines L18 through L20 in the line tables should be confirmed.

## **ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL**

6. All original seals and signatures shall be on the plans prior to approval.

7. Certification of ownership should be provided [22-403.K(9)].
8. A copy of each deed should be provided [General].
9. The deferrals for woodland preservation and dedication of right-of-way should be added to the plan.

All comments above are made with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices.

Please do not hesitate to contact us if you should have any questions regarding this letter.

Respectfully,

A handwritten signature in blue ink that reads "Bradley D. Smith". The signature is written in a cursive, flowing style.

Bradley D, Smith, PE  
Municipal Engineering Services

Robert Ibach, UMT Township Manager (via e-mail)  
Meredith Keller, UMT Planner (via e-mail)  
Andrew Schantz, Esq., UMT Solicitor (via e-mail)



# UPPER MACUNGIE TOWNSHIP

8330 Schantz Road  
Breinigsville, PA 18031

p 610.395.4892

f 610.395.9355

[UpperMac.org](http://UpperMac.org)

TO: Upper Macungie Township Planning Commission

DATE: March 6, 2026

SUBJECT: #2427 – 7036 Ruppssville Road  
Lot Line Adjustment  
Property Address: 7036 Ruppssville Road, Allentown, PA 18106  
Lot #1 Parcel #546566705169 1 92.626 Acres  
Lot #2 Parcel #546557990897 1 4.029 Acres  
Total 96.655 Acres

ZONING DISTRICT: R2 – Low Density Residential Zoning District

Dear Planning Commission Members,

This is an application by Upper Macungie Township to combine a 4.029-acre Township owned parcel that contains an existing single-family dwelling to a 92.626-acre parcel also owned by the Township that contains part of Grange Park, resulting in a 96.655-acre parcel. Comments are offered based on a review of the plans titled "Minor Lot Line Adjustment Plan for 7036 Ruppssville Road" prepared by HRG, Inc., dated February 17, 2026, for consistency with Section 27 (Zoning) of the Upper Macungie Township Code of Ordinances.

Zoning Review:

1. **§27-306. Table of Permitted Uses by District.** The existing use of the properties, a detached single-family dwelling and Township Owned Uses, are Permitted Uses in the R2 Zoning District, with no additional specific requirements set forth.
2. **§27-307. Table of Lot and Setback Requirements by District.** The proposed project is in compliance with the Table of Lot and Setback Requirements for the R2 Zoning District.

As presented, the Plan is in compliance with all applicable requirements of the Upper Macungie Township Zoning Ordinance. Accordingly, this office has no additional comment.

Sincerely,

Marv Walton  
Zoning Officer

PC: Meredith Keller, AICP, Director of Community Development  
Allie Scarfaro, Zoning Officer  
Ryan Kern, P.E., HRG, Inc.  
Stan Wojciechowski, P.E., HRG, Inc.  
Anderson Deutschman, EIT, HRG, Inc.



CHRISTINA "TORI" MORGAN  
Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Vice Chair

PHILLIPS ARMSTRONG  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

March 20, 2026

Ms. Meredith Keller, Director of Community Development  
Upper Macungie Township  
8330 Schantz Road  
Breinigsville, PA 18031

**Re: 7036 Ruppsville Road Lot Line Adjustment  
Upper Macungie Township  
Lehigh County**

Dear Ms. Keller,

The application proposes consolidating 560 Grange Road (PIN: 546566705169), a part of the Grange Park, and 7036 Ruppsville Road (PIN:546557990897), a single family home. The new lot will be 96.66 acres. This minor proposal is not a matter of regional concern and aligns with *FutureLV: The Regional Plan* for facilitating efficient land use management processes (of Policy 1.4).

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

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

Jacob Weinberg  
Community and Regional Planner

cc:  
Ryan Kern, Township Engineer;  
Upper Macungie Township, Applicant;  
Herbert, Rowlands, & Grubic, Inc. (HRG), Project Engineer.

**TOWNSHIP OF UPPER MACUNGIE**  
**Lehigh County, Pennsylvania**

**RESOLUTION #2026-20**  
**(Duly Adopted April 2, 2026)**

**RESOLUTION RECOGNIZING LOCAL GOVERNMENT WEEK**  
**IN PENNSYLVANIA FROM APRIL 20 - 24, 2026**

**WHEREAS**, local government is the backbone of our democracy and the bedrock of our political system; and

**WHEREAS**, Pennsylvania local government is the epitome of a "grassroots" operation and local government elected and appointed officials are ordinary citizens who choose to serve their community; and

**WHEREAS**, 13 million Pennsylvania residents rely on the services and facilities provided by local government, including townships which provide essential services such as maintenance of roads and streets, sewage management, police and fire protection, local planning and zoning, waste management and recycling, and parks and recreation, and which meet many of the health, welfare, and public safety needs of the community; and

**WHEREAS**, the success of local government is a key element in the overall quality of life and are a testimony to liberty, freedom and the right to elected self-government; and

**WHEREAS**, "Local Government Week" focuses attention on the need for strong, independent, and active local government in Pennsylvania and recognizes the valuable contributions made by residents serving their communities.

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisors of the Township of Upper Macungie hereby recognizes April 20-24, 2026, as "Local Government Week" in Pennsylvania.

**DULY ADOPTED** this 2nd Day of April 2026 by the Board of Supervisors of Upper Macungie Township in lawful session duly assembled.

**ATTEST**

**UPPER MACUNGIE TOWNSHIP**  
**BOARD OF SUPERVISORS**

\_\_\_\_\_  
**JAZMIN VAZQUEZ, Township Secretary**

\_\_\_\_\_  
**JEFF FLEISCHAKER, Chairman**

\_\_\_\_\_  
**JULIEN GODBARGE, Vice-Chairman**

\_\_\_\_\_  
**SUNNY GHAI, Member**



# UPPER MACUNGIE TOWNSHIP

## BOARD OF SUPERVISORS ISSUE BRIEFING

**DEPARTMENT MANAGER:** Ryan Griffiths, Recreation Manager

**DATE:** April 2nd, 2026

**ISSUE/TOPIC:** Resolution 2026-22 DCNR C2P2 Grant Application for Breinigsville Park Playground Equipment Replacement

---

**I. Action/Motion to Be Considered:**

Motion to approve Resolution 2026 - 22, authorizing the submission of a Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Conservation Partnerships Program Grant in the amount of \$250,000 for Breinigsville Park Playground Equipment Replacement, including a 50% matching funds commitment letter to be signed by the Township Manager.

**II. Reason Why This Issue Needs Consideration:**

The Township seeks to offset the costs of the replacement of playground equipment.

**III. Current Policy or Practice:**

The Board of Supervisors approves grant submissions.

**IV. Other Background Information:**

This grant program is funded through the Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships Program. The grant requires a 50% match of the total project cost.

The playground equipment at Breinigsville Park is 27 years old and at the end of its useful life. This location was identified in our Comprehensive Park Recreation and Open Space Plan as the 3<sup>rd</sup> most visited facility in the township. Participants in the CPROSP survey listed playgrounds as one of the top reasons they visit Upper Macungie Township Park Facilities.

**V. Impact on Township Finances:  Not Applicable**

Included in Budget:  Yes  No

Account No. TBD – 2027 Budget

Current Balance: N/A

**VI. Recommendations:**

Staff recommends that the Board of Supervisors authorize staff, via resolution, to submit a 2026 Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program Grant.

**TOWNSHIP OF UPPER MACUNGIE**  
**Lehigh County, Pennsylvania**

**RESOLUTION #2026-22**  
**(Duly Adopted April 2, 2026)**

**RESOLUTION AUTHORIZING SUBMISSION OF A PENNSYLVANIA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
COMMUNITY CONSERVATION PARTNERSHIPS PROGRAM GRANT  
APPLICATION FOR BREINIGSVILLE PARK PLAYGROUND  
EQUIPMENT REPLACEMENT PROJECT.**

**WHEREAS**, Upper Macungie Township (“Township”) desires to undertake the project, “Breinigsville Park Playground Replacement– Upper Macungie Township”; and

**WHEREAS**, the Township desires to apply for a grant from the Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships Program through the Commonwealth Financing Authority (“Department”) for the purpose of carrying out this project; and

**WHEREAS**, the Township desires to designate Robert R. Ibach, Jr., Township Manager, and Jazmin Vazquez, Township Secretary, to execute documents and agreements to facilitate and assist in obtaining the requested grant.

**NOW, THEREFORE, BE IT HEREBY ENACTED AND DULY RESOLVED**, by the authority of the Board of Supervisors of Upper Macungie Township, Lehigh County, Pennsylvania, that:

1. Upper Macungie Township hereby requests a Community Conservation Partnerships Program grant of \$250,000 from the Commonwealth Financing Authority to be used for the Breinigsville Park Playground Replacement Project.
2. Robert R. Ibach, Jr., Township Manager, and Jazmin Vazquez Township Secretary, are designated as the officials to execute all documents and agreements between Upper Macungie Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

**DULY ADOPTED** this 2<sup>th</sup> Day of April, by the Board of Supervisors of Upper Macungie Township in lawful session duly assembled.

**ATTEST**

**UPPER MACUNGIE TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**JAZMIN VAZQUEZ, Township Secretary**

\_\_\_\_\_  
**JEFF FLEISCHAKER, Chairman**

\_\_\_\_\_  
**SUNNY GHAI, Vice-Chairman**

\_\_\_\_\_  
**JAMES M. BRUNELL, Member**

**TOWNSHIP OF UPPER MACUNGIE**  
**Lehigh County, Pennsylvania**

**RESOLUTION #2026-23**  
**(Duly Adopted April 2, 2026)**

**RESOLUTION AUTHORIZING SUBMISSION OF A LEHIGH VALLEY  
GREENWAYS MINI GRANT APPLICATION FOR A TRAIL AND SIDE  
PATH CONSTRUCTABILITY STUDY.**

**WHEREAS**, Upper Macungie Township (“Township”) desires to undertake the project, “Trail and Side Path Constructability Study”; and

**WHEREAS**, the Township desires to apply for a grant from the Lehigh Valley Greenways mini-grant program for the purpose of carrying out this project; and

**WHEREAS**, the Township desires to designate Robert R. Ibach, Jr., Township Manager, and Jazmin Vazquez, Township Secretary, to execute documents and agreements to facilitate and assist in obtaining the requested grant; and

**WHEREAS**, the Township understands that the contents of the document entitled” Terms and Conditions of Grant,” including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the Township and the Department if the applicant is awarded a grant; and

**NOW, THEREFORE, BE IT HEREBY ENACTED AND DULY RESOLVED**, by the authority of the Board of Supervisors of Upper Macungie Township, Lehigh County, Pennsylvania, that:

1. Upper Macungie Township hereby requests a Lehigh Valley Greenways Mini Grant not to exceed \$20,000.00 to be used for the Trail and Side Path Constructability Study.
2. Robert R. Ibach, Jr., Township Manager, and Jazmin Vazquez, Township Secretary, are designated as the officials to execute all documents and agreements between Upper Macungie Township and Lehigh Valley Greenways to facilitate and assist in obtaining the requested grant.

**DULY ADOPTED** this 2<sup>nd</sup> Day of April, by the Board of Supervisors of Upper Macungie Township in lawful session duly assembled.

**ATTEST**

**UPPER MACUNGIE TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**JAZMIN VAZQUEZ, Township Secretary**

\_\_\_\_\_  
**JEFF FLEISCHAKER, Chairman**

\_\_\_\_\_  
**SUNNY GHAI, Vice-Chairman**

\_\_\_\_\_  
**JAMES M. BRUNELL, Member**

**DRAFT**



UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Ryan Griffiths, Recreation Manager

**DATE:** April 2nd, 2026

**ISSUE/TOPIC:** Resolution 2026-23 Lehigh Valley Greenways Mini Grant- Trail and Side Path Constructability Study

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**I. Action/Motion to Be Considered:**

Motion to approve Resolution 2026 - 23, authorizing the submission of a Lehigh Valley Greenways Mini Grant in the amount of \$20,000.00 for a trail and side path constructability study including a 50% matching funds commitment letter to be signed by the Township Manager.

**II. Reason Why This Issue Needs Consideration:**

The Township seeks to offset the costs of this trail and side path feasibility study.

**III. Current Policy or Practice:**

The Board of Supervisors approves grant submissions.

**IV. Other Background Information:**

This grant program is a reimbursement grant program that requires a 50% match of the total project cost. Both the Vision Zero Action Plan and the Comprehensive Park Recreation and Open Space Plans identified safe connection to and between township spaces to be a priority for the community. This constructability study provides township staff with a better understanding of how to achieve that priority,.

**V. Impact on Township Finances:  Not Applicable**

Included in Budget:  Yes  No

Account No. TBD – 2027 Budget

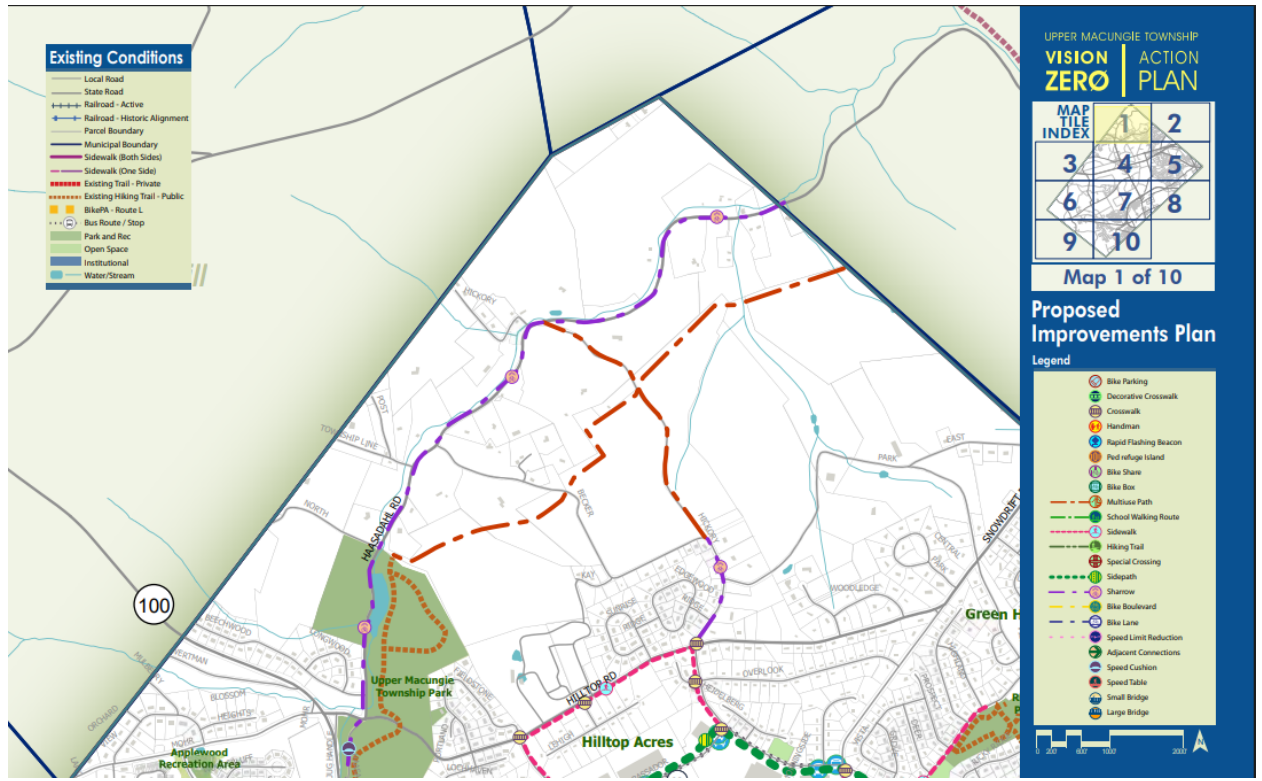
Current Balance: N/A

**VI. Recommendations:**

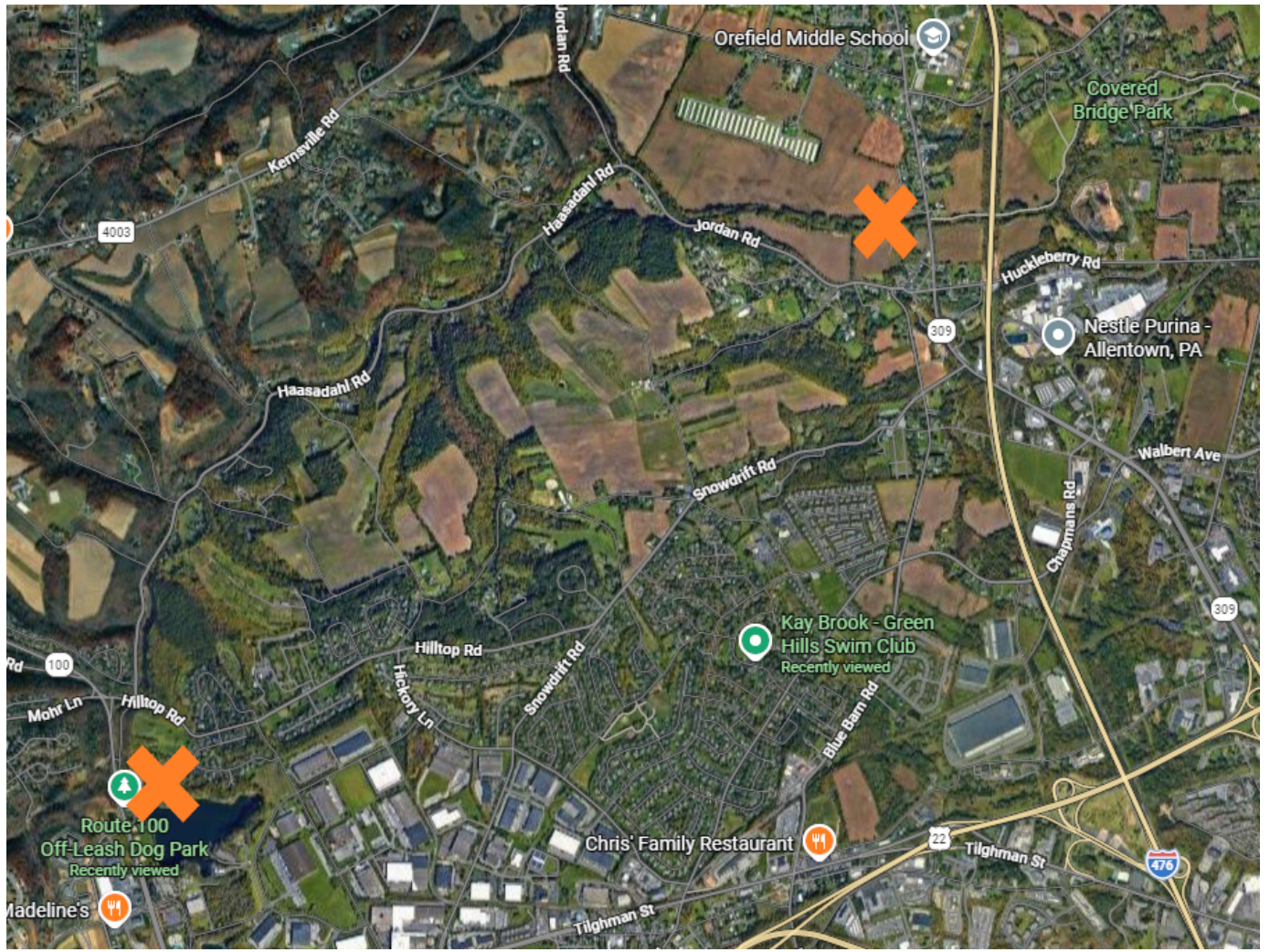
Staff recommends that the Board of Supervisors authorize staff, via resolution, to submit a 2026 Lehigh Valley Greenways Mini Grant application.

# 2026 Lehigh Valley Greenways Mini Grant Application for Trail and Side Path Constructability Study (Rt. 100 Park to South Whitehall Township Line)

- Vison Zero Action Plan Page



-Google Map Overview





UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

DEPARTMENT MANAGER: Robert Ibach, Township Manager *RRI*

DATE: April 2, 2026

ISSUE/TOPIC: Authorizing the Township Manager to Sign an Agreement of Sale for Ag Security

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I. **Action/Motion to Be Considered:**

A motion authorizing the Township Manager to sign an Agreement of Sale and all settlement documents for the Muth-Whitby farm's agricultural security agreement and further authorizing the expenditure of \$195,478.34 at the time of settlement.

II. **Reason Why This Issue Needs Consideration:**

The property has been placed in agricultural preservation, and the owner wants to take the next step by placing it into agriculture security. The Township does have a goal of placing farms in agricultural security to preserve the township's open space where possible. This sale would add 25.21 acres to security, bringing our security/preservation total to 1,001.648 acres.

III. **Current Policy or Practice:**

The Board authorizes real estate transactions.

IV. **Other Background Information:**

The property was appraised and the cost is based upon that appraisal. Lehigh County has already signed the AOS. The property to the west and south of the farm is taxed in Berks County and is on the Berks County list for preservation.

V. **Impact on Township Finances:**

Not Applicable

Account No. 32030432 Reserve

Current Balance: \$1,035,824.00

VI. **Recommendations:**

Pass the motion as presented.





UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Meredith Keller, Director of Community Development

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Authorizing Extension of Time for the Recording of Docket #2394 – American Craft Brewery ASRS Building, 7880 Penn Drive – Preliminary/Final Land Development Plan

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**I. Action/Motion to Be Considered:**

Motion to authorize an extension of the time limitation for the recording of Docket #2394 – American Craft Brewery ASRS Building to August 1, 2026.

**II. Reason Why This Issue Needs Consideration:**

In accordance with Section 22-504.1 of the Subdivision & Land Development Ordinance, the applicant must meet all Township conditions and supply a recordable plan and all associated documentation within 120 days of the resolution of approval, unless an extension is granted by the Board of Supervisors.

**III. Current Policy or Practice:**

The Board of Supervisors authorizes such extensions with recommendations of staff and consultants.

**IV. Other Background Information:**

American Craft Brewery ASRS Building received its initial approval under Resolution #2025-44 on December 4, 2025 with the Board subsequently granting an extension of the recording deadline through April 3, 2024. While the applicant has requested an additional 120-day extension, the Township has also received a separate application seeking to amend Resolution #2025-44. Specifically, the applicant proposes to withdraw the previously granted Final Land Development Plan approval, as well as approval of Waiver Request #1 related to S.A.L.D.O. § 22-503.1, which permitted combined Preliminary and Final Land Development Plan approval. The amendment would revise the approval to Preliminary Land Development Plan status only, thereby affording the applicant a five-year period to pursue Final Plan approval. This request will be before the Board for consideration at the May 7, 2026 meeting.

**V. Impact on Township Finances:**

N/A: Review fees are paid from developer's escrow account.

**VI. Recommendations:**

Pass the motion as presented.



# Memorandum

**DATE:** March 13, 2026  
**TO:** Township Secretaries  
County Association Secretaries  
**FROM:** David M. Sanko, Executive Director  
**SUBJECT:** 2026 Proposed Resolutions and Nominations Report

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Enclosed you will find the proposed resolutions and nominations report for consideration at the PSATS Annual Conference to be held on April 19-22, 2026, in Hershey, PA. The Business Session to consider these items will be held Tuesday morning, April 21, 2026. The Rules of Conduct for this session are also enclosed, as well as the Resolutions Committee Checklist. There are no proposed changes to the PSATS Bylaws. While this information will be printed in your conference program material you will receive upon arrival, we are providing it to you at this time so members may have an option to review and share with your voting delegate(s).

The Nominations Committee unanimously recommended the Nominations Report, including the slate of Association Officers and Executive Board members at its November 18, 2025 meeting.

The Association's Resolutions Committee reviewed the proposed resolutions at its meeting on March 3, 2026. The committee's actions are noted below each resolution. The committee will review any new resolutions or appeals received after the committee's March meeting on Monday, April 20. PSATS will provide updates to the voting delegates at the April 21 Business Session. Voting delegates should anticipate voting on any additional time-sensitive resolutions.

Finally, make sure that your township appoints a voting delegate for the 2026 PSATS Annual Conference and registers that person as a voting delegate. Any supervisor, manager, secretary, or treasurer is eligible to be a voting delegate. County associations are also eligible to appoint voting delegates.

If you have any questions, please call the Association at (717) 763-0930. We hope to see you April 19-22 in Hershey!



## 2026 Proposed PSATS Resolutions

*The following resolutions will be considered by the membership at the PSATS Annual Educational Conference and Exhibit Show. The sponsor and the Resolutions Committee's action is noted below each resolution. During the voting session on April 21, resolutions with "Support" will be treated as if they have a motion and a second and will be up for discussion and a vote. Resolutions with "Oppose" will need a motion and a second from voting delegates from two different county associations (not including the sponsor) to be brought up for discussion and a vote. When voting, a "yes" vote is to adopt the resolution as written as official PSATS policy. A "no" vote will be to oppose the resolution as written. Resolutions approved by the voting delegates will become Association policy for five years or until accomplished, whichever is shorter.*

26-01 RESOLVED, That PSATS seek legislation to amend Title 45 (*Legal Notices*) of the Pennsylvania Consolidated Statutes to promote public notice transparency, eliminate the cost of accessing notices for residents and businesses, decrease publication, and reduce local government advertising costs by providing a menu of options for required public notices that include but are not limited to: municipal websites, designated county and state websites, print newspapers, online newspapers, and community papers of mass dissemination, such as shoppers.

RESOLUTIONS COMMITTEE **SUPPORT**

26-02 RESOLVED, That PSATS seek legislation to amend Section 1307 of the Right-to-Know Law (*Act 3 of 2008*) to allow local agencies to charge a reasonable fee to cover all costs associated with fulfilling open records requests, including labor costs for time spent traveling, duplicating documents, and providing online responses.

RESOLUTIONS COMMITTEE **SUPPORT**

26-03 RESOLVED, That PSATS seek legislation to amend Section 1307 of the Right-to-Know Law (*Act 3 of 2008*) to allow local agencies to charge a reasonable fee, not to exceed \$0.15 per megabyte, for the preparation of records maintained electronically that will be provided to the requestor in an electronic format.

LANCASTER COUNTY **OPPOSE**

*REASON FOR ACTION: The committee preferred the broader language in resolution 26-02 above, which the committee supported for reconsideration by the delegates.*

26-04 RESOLVED, That PSATS oppose any state or federal legislation that would mandate that local governments be subject to Occupational Safety and Health Administration (OSHA) regulations.

POTTER COUNTY **SUPPORT**

26-05 RESOLVED, That PSATS oppose legislation that would mandate that municipalities pay for any state services, such as State Police services, stormwater facilities, and bike lanes on state roads.

RESOLUTIONS COMMITTEE **SUPPORT**

26-06 RESOLVED, That PSATS oppose actions, policies, and regulations of the commonwealth and its departments and agencies that would require municipalities to pay for commonwealth or department responsibilities and facilities or take ownership, by permit or deed, of state facilities, including roundabouts and stormwater facilities on state roads.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-07 RESOLVED, That PSATS oppose any legislation that would preempt local control of zoning and land use decisions.

TOWNSHIPS OVER 10,000 POPULATION COMMITTEE

**SUPPORT**

26-08 RESOLVED, that PSATS support and advocate for the preservation of township zoning and conditional use authority when reviewing applications for large-scale data centers, AND FURTHER RESOLVED, that PSATS oppose any state-level preemption that would limit township authority to regulate the siting and operation of large-scale data centers.

MONTGOMERY COUNTY

**SUPPORT**

26-09 RESOLVED, That PSATS seek legislation to impose an impact fee on data centers paid to the host municipality, similar to the Act 13 of 2012 impact fees on natural gas wells or tipping fees on landfills.

BUTLER COUNTY

**OPPOSE**

***REASON FOR ACTION: Because data centers are assessable for property tax purposes, unlike natural gas wells and landfills, the committee felt an impact fee would not be appropriate. The committee pointed out that data centers have different types of impacts from natural gas wells and landfills, with electricity generation and water concerns due to data centers impacting far beyond municipal borders.***

26-10 RESOLVED, That PSATS oppose efforts by the commonwealth to meter wells in Pennsylvania or charge owners of wells for water use, including farms, residences, and municipalities.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-11 RESOLVED, that PSATS seek legislation to amend the Pennsylvania Infrastructure Investment Authority Act (*Act 16 of 1988*) to allow the Pennsylvania Infrastructure Investment Authority (PENNVEST) to make grants and low-interest loans to homeowners for the purpose of installing PFAS/PFOA filtration systems on their private wells.

BUCKS COUNTY

**SUPPORT**

26-12 RESOLVED, That PSATS seek legislation to authorize the placement of a single yellow center line on qualifying low-volume or rural roads where such markings will enhance public safety as an eligible liquid fuels expense.

FRANKLIN COUNTY

**SUPPORT**

26-13 RESOLVED, That PSATS seek legislation to require the state Department of Environmental Protection to streamline permitting processes for the improvement and maintenance of township-owned bridges, culverts, and/or stream-crossings.

RESOLUTIONS COMMITTEE.

**SUPPORT**

26-14 RESOLVED, That PSATS seek legislation to require the state Department of Environmental Protection to streamline the bridge permitting process for the improvement and maintenance of township-owned bridges.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE

**OPPOSE**

*REASON FOR ACTION: The committee approved an alternative version of this resolution, 26-13 above, that was expanded to include culverts and/or stream crossings.*

26-15 RESOLVED, That PSATS seek legislation to require the state Department of Transportation to return township roads to the condition that existed before being impacted by official detours caused by state or federal construction projects, AND FURTHER, that the condition of township roads be documented by township officials or their agents before the start of such projects.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-16 RESOLVED, That PSATS seek legislation to provide a more streamlined process to identify the ownership of paper alleys.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE

**SUPPORT**

26-17 RESOLVED, That PSATS seek legislation authorizing municipal police departments in the Commonwealth to use RADAR and LIDAR devices for speed enforcement.

BUCKS AND MONTGOMERY COUNTIES

**SUPPORT**

26-18 RESOLVED, That PSATS seek legislation to expand funding options for emergency medical transport services and fire protection to include authorization for the board of supervisors of a township of the second class to establish and bill a reasonable service fee for these services.

INDIANA COUNTY

**SUPPORT**

26-19 RESOLVED, That PSATS seek legislation to provide townships with an alternate means of billing for public safety services other than through an authority.

TOWNSHIPS OVER 10,000 POPULATION COMMITTEE

**OPPOSE**

*REASON FOR ACTION: The committee preferred resolution 26-18 above, which the committee supported.*

26-20 RESOLVED, That PSATS seek legislation to amend Section 3205 of the Second Class Township Code to increase the cap on the fire tax from 3 mills to 10 mills without referendum and to increase the ambulance tax from .5 mills to 5 mills without a referendum.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-21 RESOLVED, That PSATS seek legislation to require insurance companies to reimburse volunteer fire companies and other emergency service providers for expenses incurred while responding to and cleaning up automobile accidents and other emergency incidents on state and local roads.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-22 RESOLVED, That PSATS seek legislation to require insurance companies to reimburse fire companies for itemized expenses incurred while responding to a structure fire or other emergency incidents, AND FURTHER, that the Office of Fire Commissioner publish a list of eligible rates.

RESOLUTIONS COMMITTEE

SUPPORT

26-23 RESOLVED, That PSATS seek legislation to allow fire companies to bill insurance companies for expenses related to emergency response, including vehicle crashes and hazardous materials calls.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE

OPPOSE

*REASON FOR ACTION: The committee preferred the language in the two alternative resolutions above, 26-21 and 26-22, that would require insurance companies to pay for these expenses.*

26-24 RESOLVED, That PSATS seek legislation to amend Sections 404 and 917 of the Second Class Township Code to authorize a board of supervisors that appoints a certified or competent public accountant or a firm to perform the township's annual audit to eliminate the elected board of auditors by resolution, AND FURTHER, that such elected board of auditors may be reconstituted by resolution of the board of supervisors.

RESOLUTIONS COMMITTEE

SUPPORT

26-25 RESOLVED, that PSATS seek legislation to modify Section 508(4) and similar provisions of the Pennsylvania Municipalities Planning Code (*Act 247 of 1968, as amended*) to exempt municipal stormwater management ordinances adopted under the Pennsylvania Stormwater Management Act of 1978 (*Act 167*) and applying these provisions to the same extent as the applicable NPDES regulations, allowing projects to be reviewed by municipalities under the same criteria as those applied by the state Department of Environmental Protection and the associated county conservation districts.

MONTGOMERY COUNTY

OPPOSE

*REASON FOR ACTION: The committee opposed because they felt that the language of the resolution was unclear and the committee did not understand the objective of the resolution.*

26-26 RESOLVED, That PSATS seek legislation to require that the state budget for the previous fiscal year be automatically re-enacted without change as a temporary interim budget if the General Assembly and the governor fail to approve a new state budget by June 30.

RESOLUTIONS COMMITTEE

SUPPORT

26-27 RESOLVED, That PSATS seek legislation to broaden the allowable investment options for municipal governments including, but not limited to, the following options:

1. **Corporation bonds** that hold a AAA rating from a recognized rating agency, provided the issuing corporation has a market capitalization exceeding \$1 billion and extend the allowable maturity of fixed income securities beyond current restrictions.
2. **Securities backed by physical gold**
3. **Sovereign bonds** of countries that hold a AAA credit rating from a recognized rating agency.
4. **Increase current maximum maturity threshold for municipal bonds** beyond current restrictions.
5. **Expand eligible federal securities** to a wider range of U.S. Treasury products, including TIPS, floating rate notes, and GSE securities such as Fannie Mae and Freddie Mac, subject to AAA ratings
6. **Annuities** issued by insurance companies rated at least 'A' providing fixed or indexed returns and structured to preserve principal while generating stable, long-term income.
7. **Authorize investments** by in any other security utilized by the Pennsylvania State Treasury or any investment criteria authorized by the State Treasurer.

WASHINGTON COUNTY

**OPPOSE**

**REASON FOR ACTION:** *The committee felt this resolution was too broad in scope and had concerns with the risk involved with several of the listed items.*

26-28 RESOLVED, That PSATS seek legislation to amend Section 1401 of the Second Class Township Code to permit contiguous County Associations to form a Regional Association of Township Officials with the same organization, meetings, and finances as a single county association, as well as equal standing as a County Association of Township Officials.

LEHIGH COUNTY

**OPPOSE**

**REASON FOR ACTION:** *The committee felt county associations already have options to cooperate and hold joint conventions without merging.*

*The following resolutions are identical to standing resolutions that would have otherwise gone off the books in 2026 and were previously considered by the delegates. The committee sponsored and supported these resolutions.*

26-29 RESOLVED, That PSATS seek legislation to amend Section 708 of the Right-to-Know Law (*Act 3 of 2008*) to clearly exempt personal identification information, including age, sex, race, home address, and date of birth, from disclosure under the law.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-30 RESOLVED, That PSATS seek legislation to provide incentives to encourage employers to release volunteer firefighters from their jobs to respond to fire and rescue emergencies.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-31 RESOLVED, that PSATS seek legislation to amend the Municipal Police Pension Law (*Act 600 of 1956, as amended*) to allow a defined contribution pension plan for new officers in lieu of a defined benefit plan.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-32 RESOLVED, That PSATS seek legislation to amend the Collective Bargaining Act (*Act 111 of 1968*) to require the board of arbitration to consider a municipality's financial status, budget and ability to raise taxes and the potential effect on its bond rating before making any arbitration award; AND FURTHER, That any award that would create a financial hardship to the municipality be declared invalid, reduced, or modified by the court of jurisdiction on appeal.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-33 RESOLVED, That PSATS seek legislation to authorize townships to collect a municipal services fee from the state and federal governments for all state and federal facilities located within the township boundaries to cover the costs of providing fire, ambulance, police, and emergency response services to those tax-exempt facilities.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-34 RESOLVED, That PSATS oppose legislation that would authorize the use of heavier and longer commercial trucks on our nation's highways and local road infrastructure.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-35 RESOLVED, That PSATS seek legislation to increase the amount of security funds required for bonding posted roads to \$37,500 per linear mile for paved roads and \$18,000 per linear mile for unpaved roads.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-36 RESOLVED, That PSATS urge the state Department of Transportation to provide timely response and take responsibility for traffic management for incidents that occur on state roads, including but not limited to tree removal, downed lines, etc.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-37 RESOLVED, That PSATS urge the state Department of Transportation to clearly communicate to developers the need to design stormwater management under its Highway Occupancy Permit Policy using options that do not require municipal co-permittees, AND FURTHER, that PennDOT district offices include impacted municipalities in these communications at the start of the HOP process.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-38 RESOLVED, That PSATS seek legislation to require the state Department of Transportation to enter directly into agreements with developers and property owners for the maintenance of stormwater drainage facilities located within state-owned rights of way, AND FURTHER, to prohibit the department from attempting to require municipalities to enter into such agreements on behalf of developers or property owners as a condition of a state highway occupancy permit.  
RESOLUTIONS COMMITTEE **SUPPORT**

26-39 RESOLVED, That PSATS seek legislation to prohibit the state Department of Transportation from requiring a municipality to take ownership of a state road that is being abandoned by the state.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-40 RESOLVED, that PSATS seek legislation to require the state Department of Environmental Protection to either budget sufficient funds to reimburse municipalities for 50 percent of the costs to prepare or update Sewage Facilities Plans (*Act 537 Plans*) as mandated by the state Department of Environmental Protection or to eliminate DEP's ability to mandate that municipalities update these plans.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-41 RESOLVED, That PSATS seek legislation to prohibit the state Department of Environmental Protection from requiring municipalities to implement and enforce a sewage management program in any area of the municipality that does not have documented on-lot sewage system malfunctions, and to limit the requirement for a municipality to implement and enforce a sewage management program to only those lots on which an alternate on-lot sewage system has been installed.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-42 RESOLVED, that PSATS seek legislation to amend Section 5 (*Official Plans*) of the Sewage Facilities Act (*Act 537 of 1965, as amended*) to allow the use of holding tanks for new land development on properties with less than one acre that were created before May 15, 1972, when no other affordable means of sewage disposal is planned to be available within five years.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-43 RESOLVED, That PSATS seek legislation to prohibit the state Department of Environmental Protection from refusing to approve sewage planning modules while new regulations or policies are being developed.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-44 RESOLVED, That PSATS seek legislation to amend the Sewage Facilities Act (*Act 537 of 1965*) to prohibit the state Department of Environmental Protection from approving permits for public sewer extensions into areas of a municipality not planned for public sewer, provided that the municipality's Act 537 plan has been updated within the last 10 years or the municipality is in the process of updating its Act 537 plan.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-45 RESOLVED, That PSATS oppose efforts by the U.S. Environmental Protection Agency that would require the state Department of Environmental Protection to include as part of a township's municipal stormwater management system any private land over which stormwater flows.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-46 RESOLVED, That PSATS oppose efforts by the U.S. Environmental Protection Agency to require that all municipalities, regardless of how small, be mandated to obtain a National Pollutant Discharge Elimination System permit for their municipal stormwater management systems.

RESOLUTIONS COMMITTEE

SUPPORT

26-47 RESOLVED, That PSATS seek legislation to amend Chapter 102 of Title 25 (*Environmental Protection*) of the Pennsylvania Code to account for low-impact land use changes (*such as changing agriculture fields to athletic fields*) to reduce the engineering and permit requirements needed for such changes.

RESOLUTIONS COMMITTEE

SUPPORT

26-48 RESOLVED, That PSATS seek legislation to amend Chapter 102 of Title 25 (*Environmental Protection*) of the Pennsylvania Code to increase from one acre to five acres the amount of acreage that can be disturbed before a National Pollutant Discharge Elimination System permit is needed.

RESOLUTIONS COMMITTEE

SUPPORT

26-49 RESOLVED, That PSATS seek legislation to amend Chapter 102 of Title 25 (*Environmental Protection*) of the Pennsylvania Code to simplify the National Pollutant Discharge Elimination System permit application for single lots.

RESOLUTIONS COMMITTEE

SUPPORT

26-50 RESOLVED, That PSATS continue to support the voluntary merger or consolidation of local governments if the process is initiated at the local level and has the approval of the majority of the residents of all affected municipalities by referendum.

RESOLUTIONS COMMITTEE

SUPPORT

26-51 RESOLVED, That PSATS oppose legislation that would mandate consolidation of local governments.

RESOLUTIONS COMMITTEE

SUPPORT

26-52 RESOLVED, That PSATS oppose legislation that would create a statewide boundary change commission to determine local government boundary line changes without voter approval.

RESOLUTIONS COMMITTEE

SUPPORT

26-53 RESOLVED, That PSATS oppose legislation that would establish the county as the basic level of local government in Pennsylvania, with municipalities existing only under the jurisdiction of the county and having only those duties and responsibilities as determined by the county.

RESOLUTIONS COMMITTEE

SUPPORT

26-54 RESOLVED, That PSATS seek legislation to require the state Department of General Services to allow municipalities to bid on and purchase motor vehicles sold by the state before they are offered for public auction.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-55 RESOLVED, That PSATS seek legislation to amend Section 9023(c) of Title 75 (*Vehicle Code*) of the Pennsylvania Consolidated Statutes to increase the prevailing wage threshold for dirt, gravel, and low-volume road projects from \$25,000 to \$100,000 by expanding the term "locally funded" to include dirt, gravel, and low-volume road grant funding provided under Section 9106 of Title 75 (*Vehicle Code*).

RESOLUTIONS COMMITTEE

**SUPPORT**

26-56 RESOLVED, That PSATS seek legislation to amend the Pennsylvania Prevailing Wage Law (*Act 442 of 1961*) to require that wage determinations be based on the rate for comparable positions within the county in which the work will be completed or within the surrounding counties.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-57 RESOLVED, That PSATS and the National Association of Towns and Townships seek legislation to repeal the provisions of the Davis-Bacon Act.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-58 RESOLVED, That PSATS seek legislation to require applicants to the commonwealth or any of its agencies for a permit or license to conduct an activity affecting any real property in a municipality to give a minimum of 30 days' notice to the host municipality of the proposed activity to allow the municipality to advise the issuing agency of the activity's compliance with zoning and other applicable land use ordinances.

RESOLUTIONS COMMITTEE

**SUPPORT**

26-59 RESOLVED, That PSATS oppose any federal or state legislation that would directly or indirectly authorize any entity to use local government property, including rights of way, without compensation at fair market value, AND FURTHER, that PSATS oppose any federal or state legislation that would preempt local government control and management over local rights of way.

RESOLUTIONS COMMITTEE

**SUPPORT**



UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

DEPARTMENT MANAGER: Scott Faust, Director of Public Works

DATE: April 2, 2026

ISSUE/TOPIC: Motion – Awarding Bid #2026-03.01 Lawn Mowing Contract

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I. Action/Motion to Be Considered:

Motion to award bid # 2023-03.01 for the 2026 Lawn Mowing Contract to PA Lawn & Landscaping LLC. at a cost of \$ 18,900.00

II. Reason Why This Issue Needs Consideration:

The Township contracts out the lawn mowing for township-owned retention ponds.

III. Current Policy or Practice:

The Board approves all contracts.

IV. Other Background Information:

There were six (6) bids that were received with a range of the lowest bid of \$18,900.00 and a high bid of \$32,940.00.

V. Impact on Township Finances:  Not Applicable

Included in Budget:  Yes  No

Account No. 01030438-437809

Current Balance: \$60,000.00

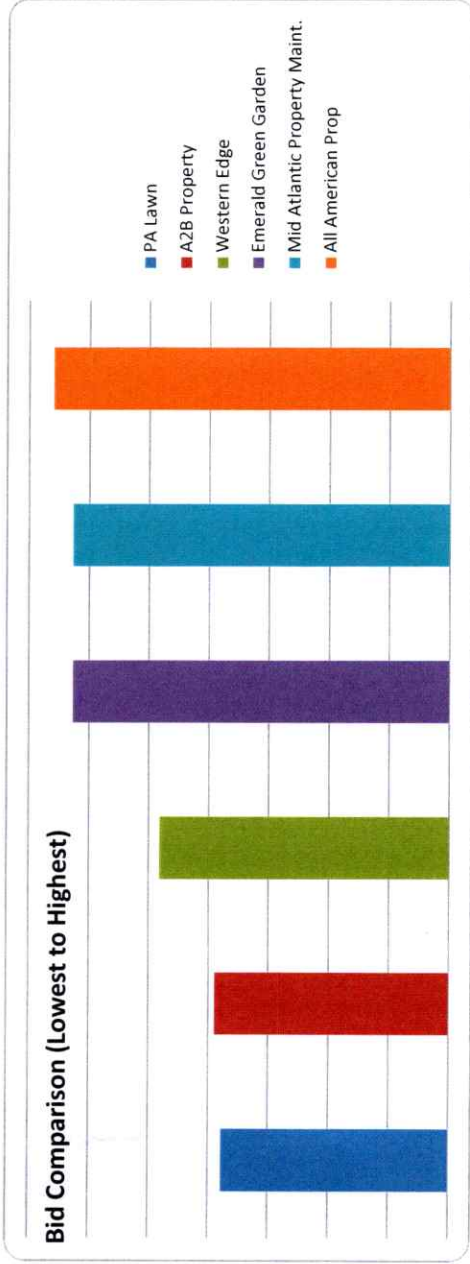
VI. Recommendations:

Approve the motion as presented.

# 2026 Lawn Mowing Contract

*Bids received for 2026-03.01*

| Contractor:                  | Bid Price:  |
|------------------------------|-------------|
| PA Lawn                      | \$18,900.00 |
| A2B Property                 | \$19,467.00 |
| Western Lehigh               | \$24,084.00 |
| Emerald Garden               | \$31,320.00 |
| Mid Atlantic Property Maint. | \$31,320.00 |
| All American Prop            | \$32,940.00 |





UPPER  
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TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Scott Faust, Public Works Director

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Authorizing Sale of Township 2008 LeeBoy 8510T Asphalt Paver

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**I. Action/Motion to Be Considered:**

II. 2008 LeeBoy 8510T Asphalt Paver to North Whitehall Township at a price of \$45,000.00.

**III. Reason Why This Issue Needs Consideration:**

The Township disposes of property by selling through public bidding or directly to other municipalities.

**IV. Current Policy or Practice:**

The Board authorizes the sale of property per The Second-Class Township Code.

**V. Other Background Information:**

This item will be sold directly to North Whitehall Township.

**VI. Impact on Township Finances:**

The Township will receive a total of \$45,000.00 from this sale.

**VII. Recommendations:**

Pass the motion as presented.

# North Whitehall Township

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March 10, 2026

Mr. Robert Ibach, Jr.  
Township Manager  
Upper Macungie Township  
8330 Schantz Road  
Breinigsville, PA 18031

Dear Robert, <sup>BOB</sup>

I am writing to you in my capacity as Township Manager to formally advise you that the North Whitehall Township Board of Supervisors approved sending this letter of intent regarding the purchase of your 2008 LeeBoy 8510T Asphalt Paver. The Board of Supervisors took this action at their March 9, 2026 public meeting, and North Whitehall Township is prepared to purchase this unit for \$45,000.

If this is agreeable to you and approved by your Board, please contact our Director of Public Works, Rick Holtzman, or me to arrange the purchase and pick up of the equipment.

Sincerely,



Randy Cope  
Township Manager  
North Whitehall Township

Cc: R. Holtzman; S. O'Neill

3256 Levans Road Coplay, PA 18037

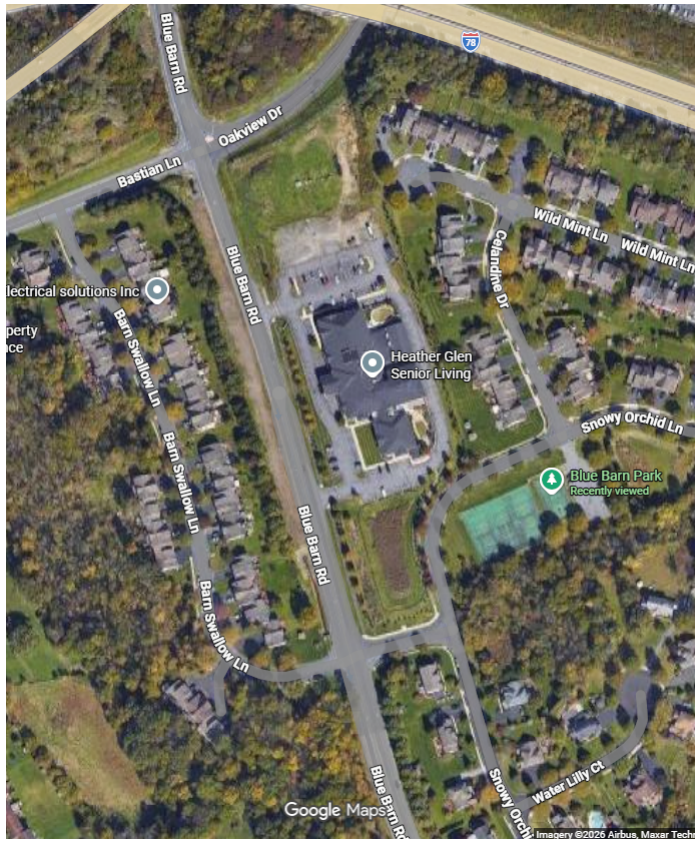
Phone: 610-799-3411 | [www.NorthWhitehall.org](http://www.NorthWhitehall.org)



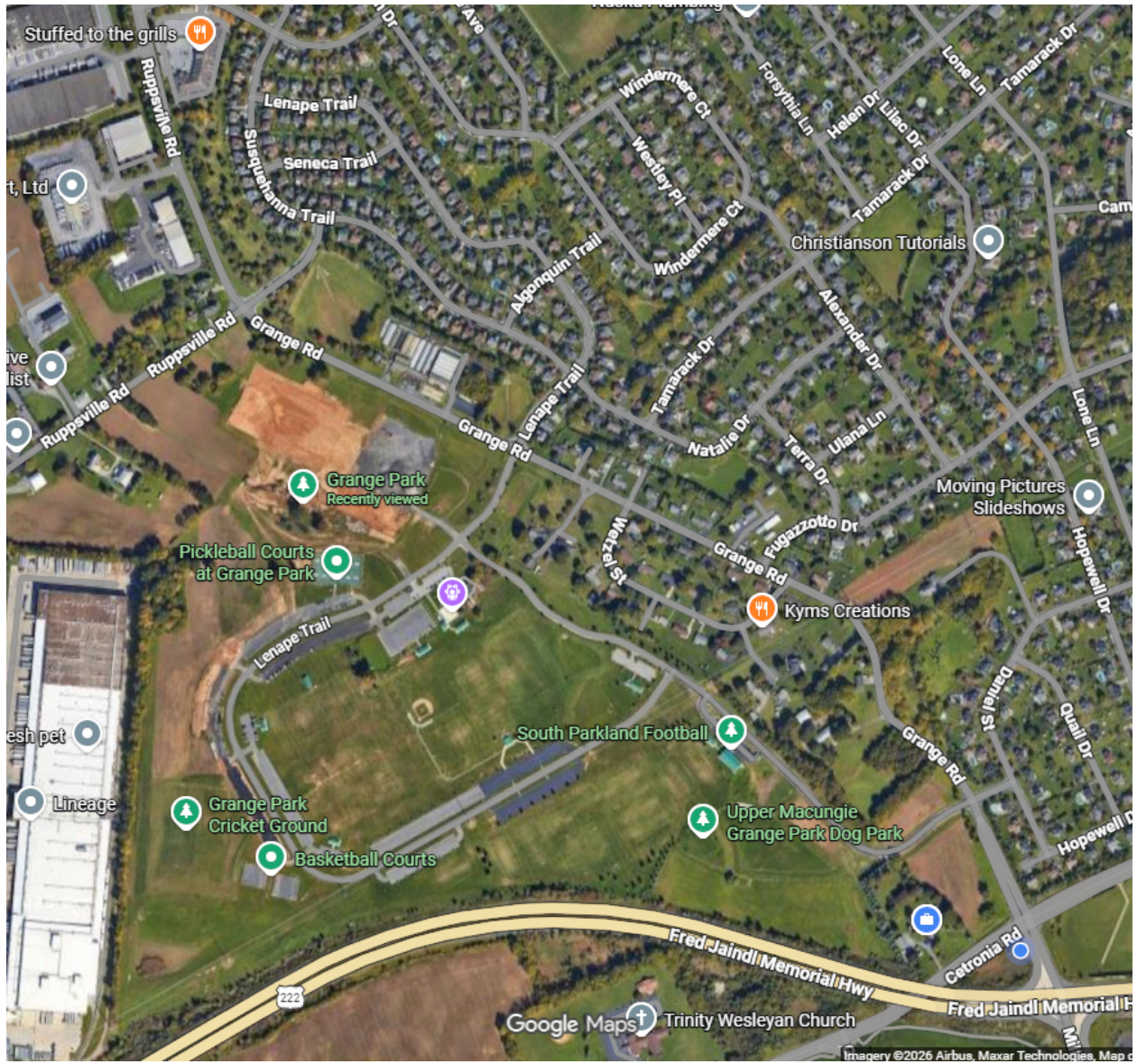
**Apple Park - 1935 Packhouse Road Fogelsville PA 18051 (Near the Glassbern Inn)**



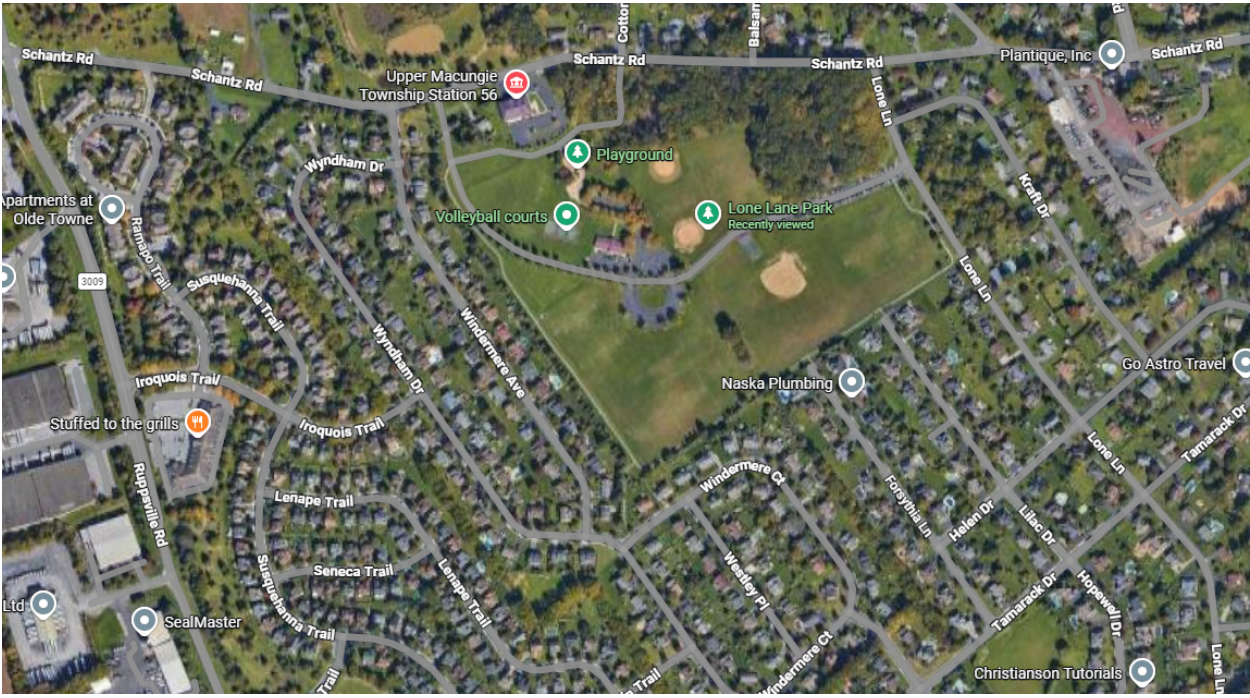
**Blue Barn Park – 5770 Snowy Orchid Lane Allentown PA 18104 (Near Heather Glen Assisted Living)**



**Grange Park (360 Grange Road Allentown PA 18106)**



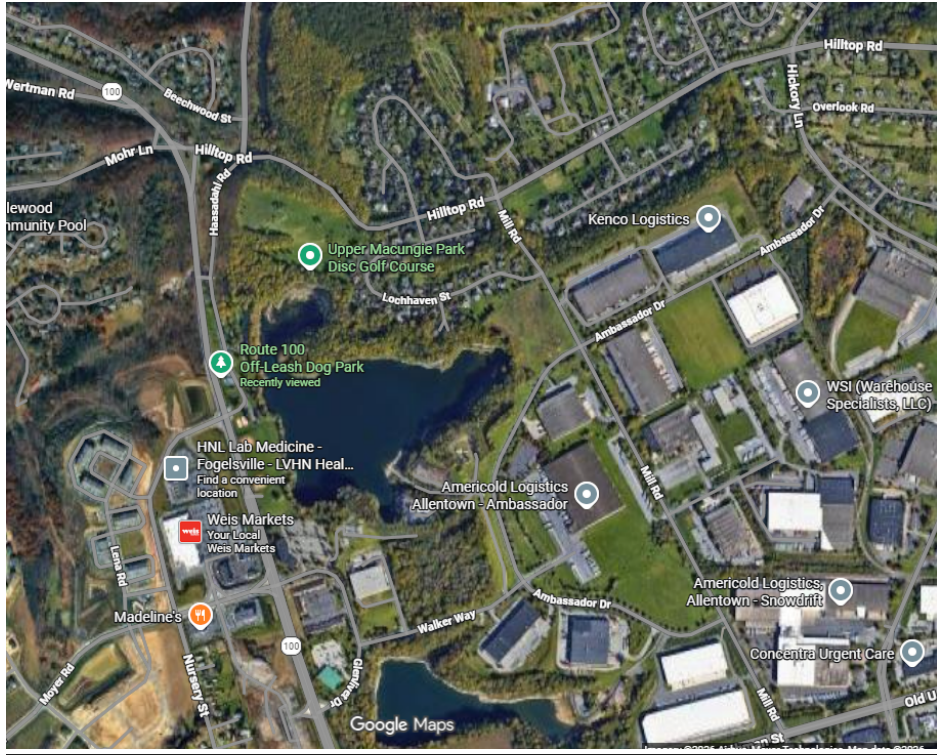
**Lone Lane Park (30 Lone Lane Allentown PA 18104)**



**Ricky Park 5875 Ricky Ridge Trail Orefield PA 18069 (Near Kay Brook Park)**



**RT. 100 Park 1625 North Rt 100 Fogelsville Pa 18051 (Intersection of Rt 100 and Nursery St.**





UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

**DEPARTMENT MANAGER:** Ryan Griffiths – Recreation Manager

**DATE:** April 2, 2026

**ISSUE/TOPIC:** Motion to Approve the Park and Recreation Board Recommendation to officially name the following township parks: Apple Park, Blue Barn Park, Grange Park, Lone Lane Park, Ricky Park and Route 100 Park

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**I. Action/Motion to Be Considered:**

Motion to approve the Park and Recreation Board recommendation to officially name the following township parks: Apple Park, Blue Barn Park, Grange Park, Lone Lane Park, Ricky Park and Route 100 Park

**II. Reason Why This Issue Needs Consideration:**

Historically the township has had multiple “names” for various public spaces. Approving official names provides clarity in wayfinding, consistency in advertising and promotion, and faster response time in emergency situations. The Park and Recreation Board recommends officially naming these locations to complete production of new entryway signs that includes the official park name, address, and township contact information.

**III. Current Policy or Practice:**

The Board of Supervisors approves motions.

**IV. Other Background Information:**

The 2025 Upper Macungie Township Comprehensive Park Recreation and Open Space Plan recommends designing and implementing park wayfinding signage to accomplish the goal of providing a well-designed, inclusive, and secure park spaces within the township that cater to all community members, ensuring equal access and opportunities for recreation, relaxation and social interactions. The addition of an entryway signs at these locations addresses that recommendation.

**V. Impact on Township Finances:  Not Applicable**

Included in Budget:  Yes  No

Account No.

Current Balance:

**VI. Recommendations:**

Approve motion as recommended.

**TOWNSHIP OF UPPER MACUNGIE**  
**Lehigh County, Pennsylvania**

**RESOLUTION #2026-21**  
**(Duly Adopted April 2, 2026)**

**RESOLUTION AUTHORIZING SUBMISSION OF A PENNSYLVANIA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
COMMUNITY CONSERVATION PARTNERSHIPS PROGRAM GRANT  
APPLICATION FOR THE WESTERN LEHIGH GREENWAY TRAIL  
FEASIBILITY STUDY.**

**WHEREAS**, Upper Macungie Township (“Township”) desires to undertake the project, “Western Lehigh Greenway Trail Feasibility Study– Upper Macungie Township”; and

**WHEREAS**, the Township desires to apply for a grant from the Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships Program through the Commonwealth Financing Authority (“Department”) for the purpose of carrying out this project; and

**WHEREAS**, the Township desires to designate Robert R. Ibach, Jr., Township Manager, and Ryan Griffiths, Recreation Manager, to execute documents and agreements to facilitate and assist in obtaining the requested grant.

**NOW, THEREFORE, BE IT HEREBY ENACTED AND DULY RESOLVED**, by the authority of the Board of Supervisors of Upper Macungie Township, Lehigh County, Pennsylvania, that:

1. Upper Macungie Township hereby requests a Community Conservation Partnerships Program grant of \$80,000 from the Commonwealth Financing Authority to be used for the Lone Lane Park Master Plan.
2. Robert R. Ibach, Jr., Township Manager, and Ryan Griffiths, Recreation Manager, are designated as the officials to execute all documents and agreements between Upper Macungie Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

**DULY ADOPTED** this 2<sup>nd</sup> Day of April, by the Board of Supervisors of Upper Macungie Township in lawful session duly assembled.

**ATTEST**

**UPPER MACUNGIE TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**JAZMIN VAZQUEZ, Township Secretary**

\_\_\_\_\_  
**JEFF FLEISCHAKER, Chairman**

\_\_\_\_\_  
**JULIEN GODBARGE, Vice-Chairman**

\_\_\_\_\_  
**SUNNY GHAI, Member**



UPPER  
MACUNGIE  
TOWNSHIP

BOARD OF SUPERVISORS  
ISSUE BRIEFING

DEPARTMENT MANAGER: Robert Ibach, Township Manager *RRI*

DATE: April 2, 2026

ISSUE/TOPIC: Western Lehigh Greenway Feasibility Study – DCNR Grant Resolution

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I. **Action/Motion to Be Considered:**

A resolution authorizing the submission of a Pennsylvania Department of Conservation and Natural Resources Community Conservation Partnerships Program Grant in the amount of \$80,000 for the completion of a feasibility study for the Western Lehigh Greenway trail.

II. **Reason Why This Issue Needs Consideration:**

Before applying for build grants for greenways and trails, DCNR would prefer that a feasibility study be completed so the agency knows that the grant funding will be applied to a buildable project.

III. **Current Policy or Practice:**

As presented.

IV. **Other Background Information:**

The Township was approached, as part of our trail program, to look at expanding connections to other municipalities to our south and east. These would include Lower Macungie Township, Upper Milford Township and Emmaus Borough. These municipalities have expressed interest in being part of the project and will be completing their own resolutions or letters of support.

V. **Impact on Township Finances:**

Not Applicable – NOTE these funds would be expended from the 2027 budget and the other municipalities have agreed to share the cost proportionally.

Account No. 19019419/454720

Current Balance: \$111,000 (2026)

VI. **Recommendations:**

Pass the Resolution as presented.

# Upper Macungie Township Community Development Report March 2026



## Current Planning Dockets

| <b>Docket</b> | <b>Project</b>   | <b>90 or 45 Day Period<br/>(MPC Section 508)</b> |
|---------------|--|--|
| 2408          | American Craft Brewery Wastewater Treatment Plant      | <u>5/18/2026</u>                                 |
| 2407          | Hickory Lane Minor Subdivision                         | <u>5/18/2026</u>                                 |
| 2390          | 611-17 Grammes Lane Parking Lot                        | <u>5/18/2026</u>                                 |
| 2415          | Cetronia Road Data Center                              | <u>5/18/2026</u>                                 |
| 2409          | Project Kennedy  | <u>5/19/2026</u>                                 |
| 2426          | UMT Fire Station                                       | <u>5/19/2026</u>                                 |
| 2427          | 7036 Ruppsville Road                                   | <u>5/19/2026</u>                                 |
| 2421          | Hassen Creek Minor Subdivision                         | <u>6/5/2026</u>                                  |
| 2361          | Archdiocese of Allentown                               | <u>6/5/2026</u>                                  |
| 2385          | Delta Solar Energy                                     | <u>6/10/2026</u>                                 |
| 2396          | Nursery Street Commercial Development                  | <u>6/12/2026</u>                                 |
| 2403          | Xtra Lease LLC Office & Maintenance Building           | <u>6/12/2026</u>                                 |
| 2419          | 7602 Kuhns Drive                                       | <u>6/14/2026</u>                                 |
| 2392          | 6939 Ruppsville Road                                   | <u>6/14/2026</u>                                 |
| 2399          | St. Mary & St. Bishoy Coptic Orthodox Church Expansion | <u>6/16/2026</u>                                 |
| 2429          | UMT Police Station                                     | <u>6/16/2026</u>                                 |
| 2395          | 6045 Reppert Lane                                      | <u>6/16/2026</u>                                 |
| 2354          | Estates at Woodmere                                    | <u>7/4/2026</u>                                  |
| 2372          | V Parkland Development                                 | <u>7/5/2026</u>                                  |
| 2404          | HEA2 Guard House and Site Improvements                 | <u>7/11/2026</u>                                 |
| 2397          | 7 Brew Coffee  | <u>7/12/2026</u>                                 |
| 2379          | Trexler Travel Center (Truck Stop)                     | <u>7/12/2026</u>                                 |
| 2338          | Twin Ponds Mixed-Use                                   | <u>7/17/2026</u>                                 |
| 2411          | 339 Grange Road Residential Subdivision                | <u>N/A</u>                                       |
| 2406          | Allentown Retail Center                                | <u>N/A</u>                                       |
| 2384          | Redevelopment of 7660 Imperial Way                     | <u>N/A</u>                                       |
| 2365A         | Ferber Mixed-Use 1                                     | <u>N/A</u>                                       |
| 2365B         | Ferber Mixed-Use 2                                     | <u>N/A</u>                                       |
| 2365C         | Ferber Mixed-Use 3                                     | <u>N/A</u>                                       |
| 2333          | 7512 Ruppsville Road                                   | <u>N/A</u>                                       |

**March 11 Zoning Hearing Board Agenda:**

There were no scheduled hearings, so the meeting was canceled.

**March 18 Planning Commission Agenda:**

- #2426 Upper Macungie Township Fire Station, 37 Grim Road, Preliminary/Final Subdivision & Land Development Plan – The applicant is proposing to consolidate four (4) lots into one (1) 8.8-acre lot and to convert the Township’s existing police station into a 32,300 square foot fire station with associate parking and stormwater management facilities. The project is located within the Township’s LI – Light Industrial Residential Zoning District. The Planning Commission approved the application.
- #2427 7036 Ruppsville Road Lot Line Adjustment, Preliminary/Final Lot Consolidation Plan – The applicant is proposing to consolidate a parcel at 7036 Ruppsville Road with a larger parcel at 560 Grange Road, which currently contains a portion of Grange Park. The project is located within the Township’s R2 – Low Density Residential Zoning District. The Planning Commission approved the application.
- #2409 Project Kennedy – 8810-9802 Main Street, Preliminary Subdivision & Land Development Plan – The applicant is proposing to construct a 797,432 square foot pharmaceutical manufacturing facility. The project includes associated parking, stormwater management, landscape improvements, and additional utility upgrades. The property is located within the Township’s LI(L) – Limited Light Industrial Zoning District. The Planning Commission tabled the application.

**March 25 Zoning Hearing Board Agenda:**

There were no scheduled hearings, so the meeting was canceled.

**April 2026 Planning and Zoning Meeting Schedule:**

|                     |         |                              |
|---------------------|---------|------------------------------|
| Wednesday, April 8  | 6:30 PM | Zoning Hearing Board         |
| Monday, April 13    | 7:00 PM | Planning Commission Workshop |
| Wednesday, April 15 | 7:00 PM | Planning Commission Meeting  |
| Wednesday, April 22 | 6:30 PM | Zoning Hearing Board         |

**April 8 Zoning Hearing Board Agenda:**

No applications are currently pending. The meeting will be canceled if none are received.

**April 15 Planning Commission Agenda:**

- #2429 Upper Macungie Township Police Station, 560 Grange Road, Preliminary/Final Land Development Plan – The Township is proposing to construct a 25,850 square

foot police station at the southeast corner of Grange Park. The project would include associated access drives, parking, and stormwater management facilities. The site is located within the Township's R2 – Low Density Residential Zoning District.

- #2421 Hassen Creek Minor Subdivision, 2021 Hickory Lane, Preliminary/Final Minor Subdivision Plan – The applicant is proposing to subdivide a 42.638-acre parcel into three (3) smaller agricultural lots. Lot #1 and #2 would consist of approximately 15 acres each, and Lot #3 would consist of 11 acres. The parcel is located within the Township's RU3- Rural 3 Zoning District.
- #2407 Hickory Lane Minor Subdivision, 2010 Hickory Lane, Preliminary/Final Minor Subdivision Plan – The applicant is proposing to subdivide a 60-acre parcel into three lots. Lot #1 and #2 would consist of approximately 11 acres each, and Lot #3 would consist of 37 acres. The parcel is located within the Township's RU3 – Rural 3 Zoning District.
- #2399 St. Mary and St. Bishoy Coptic Orthodox Church Expansion, 5042 Schantz Road, Preliminary Land Development Plan – The applicant is proposing to construct a 13,470 sq. ft. addition to an existing church building, a 10,815 sq. ft. detached building, and a 3,327 sq. ft. chapel. The plan includes associated parking and stormwater management facilities. The site is located within the Township's R2 – Low Density Residential Zoning District.
- #2392 6939 Ruppsville Road, Preliminary/Final Land Development Plan – The applicant is proposing to expand an existing topsoil stockpile and to construct two (2) storage/soil screening buildings as part of a landscaping business. All existing structures on the site will remain. The property is located within the Township's LI – Light Industrial Zoning District.
- #2395 6045 Reppert Lane, Final Land Development – The applicant is proposing the construction of 25 townhome units and associated site improvements at 6045 Reppert Lane. The units will be served by public water and sewer, with private access provided at the existing Reppert Lane cul-de-sac. The project is located within the Township's R5 – Medium High Density Residential Zoning District.

**April 22 Zoning Hearing Board Agenda:**

- 2026-06 Mitchell Bergstein, 1111 Nursery Street – The applicant is requesting variances to Sections 27-803.A.(1)(a) and (b) to construct a large pole barn on the subject property where a nonconforming shed currently exists.

**Development Reports**

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**Residential Development Report:**

| <b>Twp. Docket</b> | <b>Project</b>                     | <b>Type</b>   | <b>Total Dwelling Units</b> | <b>Remaining Dwelling Units</b> |
|--------------------|------------------------------------|---------------|-----------------------------|---------------------------------|
| <b>1884</b>        | Hamilton Walk                      | Single Family | 157                         | 0                               |
| <b>1999</b>        | Parkland Crossing                  | Townhouse     | 144                         | 6                               |
| <b>2020</b>        | Wrenfield                          | Townhouse     | 98                          | 3                               |
| <b>2084</b>        | Lehigh Hills Phase 2 Single Family | Single Family | 233                         | 5                               |
| <b>2299</b>        | Hidden Meadows Phase 3             | Townhouse     | 20                          | 0                               |
| <b>2304</b>        | Trexler Point                      | Townhouse     | 128                         | 63                              |
| <b>2316</b>        | Fallbrooke                         | Single Family | 90                          | 62                              |
| <b>2324</b>        | Glenlivet                          | Single Family | 52                          | 51                              |
| <b>2326</b>        | Carriage East                      | Single Family | 10                          | 9                               |
| <b>2338</b>        | Twin Ponds                         | Apartments    | 132                         | 96                              |
| <b>2413</b>        | Nursery Street Townhouses          | Townhouse     | 36                          | 36                              |
|                    |                                    | <b>Total:</b> | <b>1,064</b>                | <b>295</b>                      |

**Nonresidential Development Report:**

| <b>Docket</b> | <b>Project</b>                                     | <b>Type</b>             | <b>Status</b>      |
|---------------|--|-------------------------|--------------------|
| 2265          | Trexlerstown Retail Center                         | Fuel Service/Market     | Approved           |
| 2273          | 749 Route 100 Warehouse                            | Warehouse/Logistics     | Under Construction |
| 2291          | Yourway Facility Expansion                         | Pharma/Campus           | Under Construction |
| 2303          | 7312 Windsor Drive                                 | Warehouse/Logistics     | Approved           |
| 2305          | Heeps Meats  | Processing              | Under Construction |
| 2317          | 1001 Glenlivet Drive                               | Warehouse/Logistics     | Approved           |
| 2328          | Millipore Sigma – Building Addition                | Warehouse Modification  | Under Construction |
| 2337          | Sam Adams Parking Lot Addition                     | Parking                 | Under Construction |
| 2339          | APCI Redevelopment                                 | Warehouse/Logistics     | Approved           |
| 2344          | Americold Building Expansion                       | Warehouse/Logistics     | Under Construction |
| 2357          | XPO Logistics Expansion                            | Distribution Center     | Approved           |
| 2355          | TransEdge Truck Centers                            | Manufacturing           | Under Construction |
| 2334          | BlueTriton Semi-Trailer Entrance                   | Access                  | Approved           |
| 2388          | Ocean Spray Wastewater Upgrade                     | Manufacturing           | Approved           |
| 2383          | Chase Bank Trexlerstown                            | Financial Institution   | Under Construction |
| 2363          | Eastern Lift Truck Expansion                       | Industrial Equip. Sales | Under Construction |
| 2347          | Lehigh Valley West 57 (110 PA Route 100 Warehouse) | Warehouse/Logistics     | Approved           |
| 2394          | American Craft Brewery ASRS Building               | Brewery                 | Approved           |

**Permitting**

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**Building & Zoning Permits:**

*\*NOTE: Below statistics are through March 25, 2026\**

| Permits:                                      | March<br>2025 | March<br>2026      | Y.T.D.              |
|---|---------------|--------------------|---------------------|
| Blasting/Demolition Permits:                  | 2             | 3                  | 3                   |
| Building Permits:                             | 58            | 30                 | 103                 |
| Electrical Permits:                           | 3             | 5                  | 14                  |
| Mechanical Permits:                           | 8             | 15                 | 33                  |
| On-lot Septic Permits:                        | 0             | 0                  | 0                   |
| Plumbing Permits:                             | 2             | 5                  | 11                  |
| Road Opening Permits:                         | 3             | 2                  | 10                  |
| Fire Alarm/Sprinkler Permits:                 | 3             | 4                  | 8                   |
| Zoning Permits:                               | 24            | 19                 | 48                  |
| <b>Total Permits:</b>                         | <b>103</b>    | <b>83</b>          | <b>230</b>          |
| Plumbers Licenses:                            | 8             | 5                  | 33                  |
| Electricians Licenses:                        | 22            | 12                 | 64                  |
| <b>Total Licenses:</b>                        | <b>30</b>     | <b>17</b>          | <b>97</b>           |
| <b>New Residential Dwelling Units:</b>        | <b>11</b>     | <b>28</b>          | <b>45</b>           |
| Single Family Detached:                       | 4             | 4                  | 9                   |
| Single Family Attached (Twins and Townhomes): | 7             | 0                  | 0                   |
| Multi-Family (Apartments):                    | 0             | 24                 | 36                  |
| New Commercial Structures:                    | 0             | 0                  | 0                   |
| <b>Revenue:</b>                               |               |                    |                     |
| <b>Permit &amp; License Fees:</b>             |               | <b>\$85,740.51</b> | <b>\$296,137.44</b> |
| <b>Planning &amp; Zoning Fees:</b>            |               | <b>\$13,500.00</b> | <b>\$24,875.00</b>  |



Herbert, Rowland & Grubic, Inc.  
1275 Glenlivet Drive, Suite 330  
Allentown, PA 18106  
610.351.0311  
www.hrg-inc.com

## **ENGINEER'S REPORT**

### **APRIL 2<sup>ND</sup>, 2026**

Attn: Robert Ibach - Township Manager  
Upper Macungie Township Board of Supervisors  
Ryan Kern, PE - HRG  
George White - HRG

## **UPPER MACUNGIE TOWNSHIP PROJECTS**

*HRG Project Number: R008621.0426*

### **GREEN LIGHT GO – TILGHMAN STREET / HAMILTON BLVD**

HRG PROJECT MANAGER: *ERIC STUMP*

#### **PROJECT STATUS:**

- Kickoff meeting and field view held on 3/28/25.
- The signal permit plans for Tilghman Street were initially submitted (7/22). Comments have been provided by PennDOT. Comments received from PennDOT on 12/5. Only 1 permit plan and the system plan have outstanding comments. HRG is planning to resubmit in January. Anticipate PennDOT approval with that submission.
- Half of the Tilghman Street corridor signals will utilize cell connectivity (Windsor to Blue Barn). The other 4 signals on the west end of the system will still be fiberoptic.
- For the Hamilton Blvd. corridor, the Township has contracted with Signal Service to perform a Radio Site Survey at 8 locations along the corridor. The survey was conducted in October. Based on the recommendations of the sight line study, we are proceeding with radio connection above the roadway with one repeater pole. Submission in late December.
- Meeting held with PennDOT on 3/25/26 to discuss potential scope enhancement.
- Anticipate Bidding in Summer of 2026

## ARLE - AUTOMATED RED LIGHT ENFORCEMENT GRANT

HRG PROJECT MANAGER: *ERIC STUMP*

### PROJECT STATUS:

- On 2/20/2026, HRG was authorized by the Township to proceed with the implementation of this Grant.
- HRG will design updates to signal permit and system plans to show new radio/video detectors (13 signal permit plans and 1 system plan).
- The following intersections are included within the project scope:
  - Trexlertown Rd & Hamilton Blvd
  - SR 100 & Mohr Ln/Hilltop Rd
  - Tilghman St & Blue Barn Rd
  - Schantz Rd & Nestle Way/Grim Rd
  - Ruppsville Rd & Schantz Rd
  - Tilghman St & Windsor Dr West
  - Hamilton Blvd & Weilers Rd
  - SR 100 & Weilers Rd/Schaefer Run Rd
  - SR 222 & Grim Rd/Cetronia Rd
  - Tilghman St & Ruppsville Rd
  - Cetronia Rd & Grange Rd
  - Trexlertown Rd & Cetronia Rd
  - Grim Rd & Industrial Blvd
- HRG held an internal design kick-off meeting on March 3<sup>rd</sup>, 2026.

## PROPOSED FIRE STATION

HRG PROJECT MANAGER: *SCOTT SMITH*

### PROJECT STATUS:

- The Township received conditional Preliminary/Final Plan approval at the March PC meeting.
- Continued coordination with LCCD & DEP.

## PROPOSED POLICE STATION

HRG PROJECT MANAGER: *SCOTT SMITH*

### PROJECT STATUS:

- Lot Consolidation Plan submitted to the Township on 9/15/25 for consideration at the October Planning Commission meeting. Approval received. **Plan was Recorded in mid-January.**

- Earth-moving application submitted to Lehigh County Conservation District on 9/25/2025. Permit received in January. LCCD Pre-Con meeting held on February 25th. **The Township has proceeded with earth-moving activities.**
- Police Station Land Development submission occurred on 3/16/2026 for consideration at the April PC meeting.

Thank you for this opportunity to be of service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan M. Kern".

Ryan M. Kern, P.E.

Municipal Engineer

Herbert, Rowland & Grubic, Inc.

rmk



**UPPER MACUNGIE TOWNSHIP**  
**Recreation Department Report**  
**4.02.26 Board of Supervisors Meeting**

**2026 Programming Updates**

| Program Name                          | Date      | # Of Participants     | Full / Open |
|---------------------------------------|-----------|-----------------------|-------------|
| Zumba Spring Session                  | 3/2-4/13  | 43                    |             |
| Might Kicks Spring I Session          | 3/18-4/15 | 37                    |             |
| Fossil Exploration & Modern Dinosaurs | 3/21      | 30                    |             |
| Bunny Hop Trunk Hunt Event            | 3/28      | 476 pre registrations |             |
| Summer Camp Registration              |           | 453 / 555 filled      |             |

**2026 Upcoming Program & Events Announcements**

Yogo Flog Spring Session begins on 4/7 at Jaindl Elementary School from 5:00-6:00pm  
 Lil Athletics Spring Session begins 4/9 at Lone Lane Park from 5:00-7:30pm  
 Healthy Kids Running Series begins 4/12 at Grange Park from 2:00-5:30pm  
 LEMA Kids Anti Bullying Workshop on 4/15 at LEMA at TBD  
 UMT Shredding Recycling Event on 4/11 at Grange Park from 9:00-11:00am (RESIDENT ONLY)  
 Zumba Spring II Session starts on 4/27 on Mondays from 6-7pm at Jaindl Elementary School  
 Youth Fishing Derby is on Saturday 5/2/ at 9:00am at the Ponds at Apple Park  
 Luck of the Draw Pickleball Tournament is on Saturday 5/2 at 1:30pm at Grange Park

**Recreation Department General Update**

- Community Lifestyle Center Employment Opportunities Available
- Spring/Summer Newsletters out to Households
- Splash Pad Access Cards Available for Purchase
- 3.1.26 E-Newsletter Metrics

|                   |                     |                 |
|-------------------|---------------------|-----------------|
| 8,413 subscribers | 62% engagement rate | 634 Link Clicks |
|-------------------|---------------------|-----------------|

**Monthly Parks & Recreation Board Update**

- The Parks & Recreation Board met on 2.19.2026. Items discussed were:
  - Park and Recreation Ordinance Updates
  - Park Naming Discussion
  - CPROSP Recommendation Prioritization
  - Programming, Events, Maintenance Reports
  - Facility Improvement Plans (Haasan Creek Trail)
  - 2026 Grant Application Discussions

**Grants Status**

**AWARDED**

- 2025 DCNR(C2P2) Grant- Grange Park Loop Trail (\$250,000)
- 2025 DCNR (C2P2) Grant- Lone Lane Park Master Plan (\$50,000)
- 2025 DCED (GTRP) Grant- Grange Park Loop Trail (\$250,000)
- 2024 DCED Statewide Local Share Account Grant- Public Works Leaf Truck (\$224,759)
- 2024 DCED Statewide Local Share Account Grant- Earl Adams Memorial Park Playground Equipment Replacement (\$78,435)
- 2024 DCED Statewide Local Share Account Grant- Grange Park Basketball Court Improvements (\$193,053)
- LV Greenways Mini Grant 2025 (Plant 80 trees at Grange Park Spring 2025) (\$10,000)
- Fall 2024 Tree Pennsylvania Environmental Justice Grant (Plant 60 trees at Earl Adams Park in spring 2025) (\$7,200)
- LV Greenways Mini Grant 2024 (Plant 19 trees at Lone Lane Park in Spring 2024)
- Spring 2024 Tree Pennsylvania Bare Roots Tree Grant (Plant 30 trees in Grange Park)
- Fall 2023 Tree Pennsylvania Bare Roots Tree Grant (Plant 20 trees in Grange Park)
- Spring 2023 Tree Pennsylvania Bare Roots Tree Grant (Plant 20 trees in Grange Park)
- LV Greenways Mini Grant 2023 (to install a message center, publication racks and trees)
- DCED Statewide Local Share Account Grant -UMT Community Lifestyle Center (\$250,000)

- Keystone Communities Additional Appropriation Grant -UMT Community Lifestyle Center (\$250,000)
- Lehigh County Tourism Development Grant (Electronic Message Board at Grange Park)
- HUD Grant (construction of the UMT Community Lifestyle Center)
- RCAP Grant -UMT Community Lifestyle Center (\$5,000,000)

#### AWAITING STATUS

- 2025 DCED LSA Grant- Grange Park Loop Trail
- 2025 DCED LSA Grant – Lone Lane Park Master Plan
- 2025 DCED LSA Grant – Grange Park Turf Improvements
- LV Main Street Chamber Grange Park Improvements
- 2024 DCED Capital Projects Fund-UMT Community Center

#### NOT AWARDED

- 2025 DCED (GTRP) Grant- Lone Lane Park Master Plan
- Fall 2024 Tree Pennsylvania Bare Roots Tree Grant (Plant 30 trees at Grange Park)
- 2024 DCED (GTRP) grant- Phase 1 of Grange Park Loop Trail
- 2024 DCNR(C2P2) grant -Phase 1 of Grange Park Loop Trail

## **PUBLIC WORKS REPORT**

To: B.O.S. (Julien Godborge, Sunny Ghai, and Jeff Fleischaker)

From: Scott Faust

Date: 4/02/26

Re: Public Works Report

### **1. Roads**

#### A. Finished Projects (March 2026)

1. Repair signs as needed
2. Grind brush pile
3. Clean drains
4. Deliver trash carts as needed (11 delivered)
5. Salt roads and township properties
6. Clean and repair trucks and plows after snow events
7. Roadside brush mowing and tree trimming
8. Strip topsoil new police station
9. Spring cleanup at all parks and township properties
10. Clean intersections throughout the township
11. Build a new construction office for police and fire station

#### B. Ongoing Projects (April 2026)

1. Grind brush pile
2. Repair signs as needed
3. Tree trimming
4. Roadside brush mowing
5. Fill building pad for new police station

### **2. Parks**

#### A. Finished Projects (March 2026)

1. Trim bushes at parks and detention ponds
2. Set up and tear down for recreation events
3. Salt roads and township properties
4. Clean and repair trucks and plows after snow events
5. Service equipment
6. Start opening restrooms
7. Repair broken slide Lone Lane park

#### B. Ongoing Projects (April 2026)

1. Trim trees and bushes at parks & detention ponds
2. Clean parks
3. Inspect playgrounds
4. Service equipment
5. Finish opening restrooms

### 3. Sewer

#### A. Finished Projects (March 2026)

1. Read water meter readings on 1<sup>st</sup> of month (24 buildings)
2. Read ISCO meters on 2nd and 16th (11 meters)
3. Check and mark PA-ONE CALLS as needed (120 marked)
4. Run generators (Police, Office, Shop, Fire stations and Pump stations)
5. Flush restaurant lines and wet wells
6. Clean and repair clean pump stations as needed
7. Service all pump stations
8. Salt roads and township properties
9. Clean and repair trucks and plows after snow events
10. Flushed clogged sewer line Grange Rd.
11. Haul topsoil to quarry from new police station

#### B. Ongoing Projects (April 2026)

1. Weekly pump station checks
2. Water meter reading
3. ISCO meter readings
4. Mark-PA one calls
5. Generator Check (Police, Office, Shop, Fire Stations, and Pump station)

Scott Faust  
Director of Public Works



# Upper Macungie Township Police Department Monthly Incident/Activity Report

|   | Feb 26 – Mar 26,<br>2026 | Year to<br>Date | March 2025 |
|---|--------------------------|-----------------|------------|
| <b>Total Calls for Service</b>              | <b>1,113</b>             | <b>3,487</b>    | <b>970</b> |
| <b>Reportable Crashes</b>                   | <b>15</b>                | <b>62</b>       | <b>6</b>   |
| <b>Non-Reportable Crashes</b>               | <b>38</b>                | <b>132</b>      | <b>36</b>  |
| <b>Private Property Crashes</b>             | <b>9</b>                 | <b>26</b>       | <b>6</b>   |
| <b>Criminal Arrest (Misdemeanor/Felony)</b> | <b>34</b>                | <b>83</b>       | <b>27</b>  |
| <b>Non-Traffic Citations (summary)</b>      | <b>9</b>                 | <b>38</b>       | <b>4</b>   |
| <b>Traffic Citations</b>                    | <b>325</b>               | <b>767</b>      | <b>351</b> |
| <b>Parking Tickets</b>                      | <b>24</b>                | <b>70</b>       | <b>22</b>  |
| <b>Written Warnings</b>                     | <b>115</b>               | <b>301</b>      | <b>18</b>  |
| <b>False Alarms</b>                         | <b>70</b>                | <b>277</b>      | <b>77</b>  |

## Reported Crimes:

| Crime Type                   | #  |
|------------------------------|----|
| Arsons                       | 0  |
| Assaults                     | 4  |
| Burglaries                   | 0  |
| Disturbing the Peace Crimes  | 30 |
| Drug/Alcohol Violations      | 8  |
| DUI Offenses                 | 9  |
| Fraud Crimes                 | 13 |
| Homicides                    | 0  |
| Motor Vehicle Thefts         | 0  |
| Robberies                    | 0  |
| Sex Offenses                 | 1  |
| Thefts                       | 2  |
| Vandalism/Criminal Mischiefs | 15 |
| Vehicle Break-in/Thefts      | 0  |
| Weapon Offenses              | 2  |

## K-9 Statistics

|                         |                           |
|-------------------------|---------------------------|
| Upper Macungie Township | Assist Other Jurisdiction |
| 3                       | 4                         |

| Tracking | Narcotics | Explosives Check | Bldg. Search | Apprehension /Surrender | Stop Assists | Public Demonstration |
|----------|-----------|------------------|--------------|-------------------------|--------------|----------------------|
| 1        | 6         | 0                | 0            | 0                       | 0            | 0                    |

\*Officer Malischewski on light duty

## Motor Carrier Safety Assistance Program

|   |           |
|---|-----------|
| <b>Total Inspections</b>                                  | <b>26</b> |
| Level I Inspections (full driver and vehicle)             | 15        |
| Level II Inspections (driver and vehicle – except brakes) | 0         |
| Level III Inspections (driver and documents only)         | 11        |
| Inspections resulting in Out of Service Drivers           | 0         |
| Inspections resulting in Out of Service Vehicle           | 4         |
| Total Violations Discovered                               | 65        |
| Total Citations Issued                                    | 11        |

## Community Events

03/06/26 – School Resource Officer Meeting – Parkland EOC

3/9/26 – Fire Drill – Kernsville Elementary

3/12/26 – Kindergarten Registration – Schnecksville Elementary

3/18/26 – Fire Drill – Schnecksville Elementary

3/19/26 – Kindergarten Registration – Kernsville and Ironton Elementary Schools

3/24/26 – Anti-Bullying Training – Zoom

3/26/26 – Weather Drill – Ironton Elementary

Nixel Alerts - 0

Car Seat Inspections – 0

Operation Bee Safe – 52 (1 red light violation)

D.A.R.E. classes – 68



# Monthly Highlights

Upper Macungie Township Police Department

March 2026

On March 28<sup>th</sup>, UMTPD participated in the Bunny Hop. Officers decorated the police car and handed out Easter eggs to the community.

## Follow us on Social Media

 [facebook.com/UMTPD](https://facebook.com/UMTPD)

 [@UpperMacungiePD](https://twitter.com/UpperMacungiePD)

 [@umtpd\\_k9unit](https://instagram.com/umtpd_k9unit)