

August 13, 2018

The Supervisors of Weisenberg Township, Lehigh County, Pennsylvania met at 7:00 p.m. in the Municipal Building, 2175 Seipstown Road, Fogelsville, Pennsylvania where Chairperson Linda Gorgas opened the meeting with the Pledge of Allegiance to the flag of the United States of America. Present were Anthony Werley, Richard Bleiler, Brian Carl, Stan Wojciechowski and Peter Lehr.

Chairperson Linda Gorgas announced that they held executive sessions on: August 7th, 13th - July 11th and 25th for personnel and legal matters.

Minutes of the July 9, 2018 meetings were approved by motion of Anthony Werley seconded by Richard Bleiler. Motion carried.

The treasurer's reports of July 31, 2018, as well as payment of current invoices presented, were approved by motion of Richard Bleiler, seconded by Anthony Werley. Motion carried.

**Weisenberg Township
Treasurer Report
July 31, 2018**

General Fund Expenses	7/01/18 – 7/09/18	92,601.07
General Fund Expenses	7/10/18 – 7/31/18	50,233.90
State Fund Expenses	7/09/18	88,112.44
Equipment Fund Expenses	7/09/18	0.00

	<u>Balance as 7/31/18</u>
General Fund Checking	1,045,015.56
General Fund CD	700,000.00
State Fund Checking	-
State Fund Money Market	175,705.01
Equipment Fund Money Market	202,006.53
Arcadia Industrial Park Signalization Fund	49,787.44
Recreation Fund	10,008.44
Fire Equipment Fund	48,843.76
Fire Equipment Fund - CD	192,902.99
Miscellaneous Escrow Fund	5,628.30
Road Swap Money Market	481,273.93
General Fund – CD Traffic Signalization	<u>76,811.93</u>
Total Assets	2,987,983.89

VISA Account Reconciliation – Brian

Beginning Balance	1,817.95
Payments	(1,817.95)

Purchases

Weis Market – Packing Tape	7.41
Rite – Aid – Sympathy Card - Bortz	6.04
USPS – Postage	12.61

Amazon – laser pointers	15.89
Amazon – Projector	529.99
Amazon – Router Maintenance Bldg.	220.47
Paisley Peacock – Flowers Davis	64.61
Collene’s Crafts – Flowers Bortz	<u>63.60</u>

1,817.95

Ending Balance

1,817.95

VISA Account Reconciliation – Tony

Beginning Balance

27.99

Payments

(27.99)

Purchases

West Side Radiator – Truck Repair 1,473.40

1,473.40

Ending Balance

1,473.40

SUBDIVISIONS & LAND DEVELOPMENT:

None

OLD BUSINESS:

Resolution # 18-13 Morgan Hills –Sewage Planning Module- Anthony Werley made a motion, seconded by Richard Bleiler, to adopt the resolution for the Sewage Planning Module for Morgan Hills (Component 2). Motion carried.

Morgan Hills

Attorney Trisha M. Majumdar of Plunket & Graver, P.C. addressed the board with a request to remove the condition of a driveway agreement with the residents of 8996 Wertman Road (Shawn O’Malley & Melinda Manuel). She explained that at the time of the conditional approval of Morgan Hills it was thought that an easement would have to be obtained with the owners of 8996 Wertman Road to enter their property. It has now been confirmed that an easement is no longer necessary because there will be no work on their property. The other condition was that the developer be responsible for the relocation of a new mailbox and contribute to the cost of the address change which the developer agreed to do and she has drafted an agreement stating such that the resident currently has. The developer feels that we have come to an impasse and it has stalled his ability to move forward with the development. The residents have now obtained an attorney to represent them. Melinda Manuel reviewed a timeline of events and stated that they have not received adequate notices from the developer regarding access to their driveway and mailbox relocation. They also have a concern about snow removal. They would like additional time to review the agreement (received 2nd draft on July 29th) since their attorney has not had an opportunity to review it and couldn’t attend this meeting because he had prior obligations. Motion was made by Linda Gorgas, seconded by Richard Bleiler, to grant 30 days to the parties involved to come to an agreement. This will be discussed at the next board meeting in September. Motion carried.

Resolution #2018-14 accepting the addition of 17.156 acres into the existing Township's Agricultural Security Area for Stephen Prange was adopted by motion made by Anthony Werley and seconded by Richard Bleiler. Motion carried.

Resolution #2018-15 (Revising Resolution #2017-15) PennDot Highway Transfer Program. Authorization to transfer roads between PennDot and Weisenberg Township. Previous Resolution # 2017-15 will be rescinded, Motion made by Richard Bleiler, seconded by Anthony Werley to sign the agreement. Motion carried.

Hunt Meadows - Developer, Joseph Kolarik addressed the board regarding the final paving on Musket Road, Musket Court and Militia Roads. Discussion was held regarding work needed to be done in order for the wearing course to be installed since it has been in binder for many years and is now dry & cracking. The developer will crack seal the large cracks, double oil and chip the road and then apply the top wearing course. The Township engineer will follow-up with a letter to the developer listing the required work.

2501 Golden Key Road – Golden Key Developers – provided a presentation of a conceptual land development plan for “Golden Key Professional Center”. This parcel has a previously approved plan for single family homes on 1 acre min. lots which conforms to current Zoning. Rob Lewis (attorney - Kaplin Stewart for the developer) gave an overview of the property and their view for future development of the parcel. Roger Perose of Golden Key Developers stated that they wanted to present something that he feels would transition from the warehouse facilities in West Hills & Arcadia which are currently established on the south & west, to the existing single family homes on the east of the parcel. He is also looking to “condo” the proposed tech park / flex buildings so that it will maintain a clean park. They want to bring jobs/revenue to the area instead of children from single family homes. Randy Galiotto (Alloy5) presented a PowerPoint presentation proposing modern flex buildings, composed of 5 buildings, and the impact/elevation of the placement of buffers and aerial views. Linda Gorgas asked the developer why they would purchase a parcel that was zoned rural with the intent to have it re-zoned to a commercial use when they knew prior to purchasing that it already had an approved single family home subdivision plan. The developer stated that he felt, through previous prior conversations with a past board member, that the zoning could be changed. That being said, they now own the property and wish to construct something of a transition for warehouses to single homes and make some sort of return on their investment. They feel the value/price of a single family home would have to be too high and the market doesn't warrant it with the immediate adjacent warehouses to the left of the parcel.

Mr. Robert Snyder (9409 Kasper Court) Asked about the approved subdivision and how many homes could be built. The approved subdivision plan is for 15 homes. Mr. Snyder stated that there is a natural buffer/boundary to this property already in the way of Seipstown Road and 863. He feels their homes are of value and residential homes would be the best fit for this 30 acre parcel.

Mrs. Georgine Snyder (9409 Kasper Court) Asked if the board was to grant this tech park how would they control the traffic since it is very congested as it is with truck traffic.

Karly Sacco (9417 Kasper Court) Also stated that the traffic would come further into the township past Seipstown Road and closer to the school. As of now most of the warehouse traffic stops at Seipstown Road.

The developer stated that this is a presentation only and is purely conceptual at this time. If changes were to be made there would have to be additional studies performed such as traffic impact studies and other storm water obligations.

Walt Snider (8802 Edelweiss Road) His major concern would be the impact on the school and the traffic going right by it. What is going to control the employees from going on school property? Walt also stated that the township does not change its ordinances. There are several other parcels around the 78 intersection that would like to develop it as well and it is not zoned for warehouses.

Timothy Zogelmann (2954 Silver Creek Circle) Questions the amount of water control for this project since it is additional blacktop road, parking lots and roof tops. The developer stated that any developer has to perform storm water management practices during a land development process and that the finished result would be better than the current natural situation.

Michael Sacco (9417 Kasper Court) asked who owns the tree line between the school and their property (in the field) and how close the property line is.

Gail Breininger (9419 Marvin Court) Stated that you have an approved use for single family homes and is concerned with this project's water use and the well water in the surrounding properties. A lot of us have children and grandchildren going to this school and I haven't heard anything with regards to the impact to the school.

Bruce Breininger (9419 Marvin Court) Wants to know what has changed since 2013 since your client purchased the property. Property values have gone up. Why should this township change zoning for some comment that was allegedly said by a past supervisor. The developer agreed that it was purchased under the use of residential and wants to develop something for the community that they feel better fit this piece of property. They are proposing a business type atmosphere where the general activity will be from 9-5pm and this could be a condition that the board could put into place if we would proceed with the project.

NEW BUSINESS:

Brian Carl presented a couple of proposals for landscaping for the two park signs. Anthony Werley made a motion, seconded by Richard Bleiler, to approve up to \$3,000. for materials/plantings for the two signs. The work will be performed by EAC member – Mike McCarthy and Brian will strip out the area and get it ready for plantings. Motion carried.

A request for a speed reduction on Kern Road was received. Brian Carl will do a safe speed travel study in order to post the road with speed signs. He will advise the board of his findings at the September meeting.

PUBLIC COMMENT:

Gerald Rusinko (1609 Kramer Road) asked the board if they considered his previous request for a property maintenance ordinance. Discussion was held regarding the enforcement of such an ordinance and that this ordinance would be for the entire Twp. including the rural parts. No action will be taken at this time.

Alan Cerullo (7946 Claussville Road) asked the board regarding the proposal of this "Flex Park" that we just heard and wondered why they are coming in for something that is not an approved use. Peter Lehr addressed his question and stated that the board has publicly addressed this request of rezoning and has no wish to change their ordinances or rezone areas in the township.

Walt Snider (8802 Edelweiss Road) he asked if the township has an ordinance concerning mud bogging trucks. Brian Carl stated that the township does not have a mud bogging truck ordinance and cannot control neighbors racing up and down the street. The board stated that he should call the state police if someone is racing up and down the roads.

WEISENBERG VOLUNTEER FIRE DEPARTMENT'S COMMENTS:

Brian Carl, Fire Chief, informed the board that they are at 152 calls for the year so far. They had several house pump outs over the weekend. They will be getting ready for night in the county. They are currently having an apple dumpling sale and a hoagie sale will follow that in the beginning of September. Motion made by Linda Gorgas, seconded by Richard Bleiler, to approve Frank Bartholomew to work on fire reports for the department at his hourly rate of \$15.00/hr. Motion carried.

ROADMASTER'S REPORT:

Anthony Werley reported that due to the heavy rain fall they will continue to clean up the dirt roads. They are finishing up paving projects in Lynn Township and then they will be helping set up for "Night in the Country". He will be meeting with PennDOT representative this week to go over a tree trimming bid proposal for New Smithville Road.

Gerald Rusinko (1609 Kramer Road) asked if they are opening 863 to truck traffic. Anthony addressed his question regarding this road paving. This is a PennDOT road and he is unaware of them allowing truck traffic on this road.

ENGINEER’S COMMENTS:

Apple Road stripping has been completed and it appears that the people/traffic is adhering to the walkway. They will be conducting a speed study in September after school starts and will be sharing their findings at the October meeting. They forwarded their comments on the traffic impact study to Hillwood for them to incorporate into their report. A bike route through the township was discussed. Brian, Stan and their office grant writer (Barry Isett) will look at possible locations for a bike route to connect existing areas of recreation.

ATTORNEY’S COMMENTS:

Peter Lehr asked if the board was interested in an ordinance concerning private firework displays. The board will hold off on one at this time. SALDO – BMP’s were discussed at a meeting with Brian Carl, Stan Wojciechowski, Kevin & Holly from the Lehigh County Conservation District. Brian will contact Peter directly with any legal questions they might have.

TREASURER’S COMMENTS:

Jeff Straus stated that the 2018 donations will be sent to Cetronia Ambulance and the New Tripoli Fire Co (regional Rescue Truck). The board will decide on the donations to the Northwestern Rec. Commission, Weisenberg/Lowhill Historical Society, and Christ Church at Lowhill Food Pantry. Hailey Court has a resident that is 120 days past due. Jeff will send out the final notice letter and then after the deadline passes, it will go to collections and finally a lean will be filed.

SUPERVISOR’S COMMENTS:

Linda Gorgas made a motion to appoint Barry Isett & Associates as alternate zoning officer, seconded by Anthony Werley. Motion carried. Night in the Country will be held this weekend and the walking trails are still in the working stages.

SECRETARY / ADMINISTRATOR’S COMMENTS:

Brian Carl informed the board that Cetronia Ambulance is holding their annual fund raiser at Old Homestead Golf Course on September 10th. Storm water complaints are being received because we are receiving a lot of rain lately.

Alan Cerullo (7946 Claussville Road) asked about the proposed additional \$5.00 fee per vehicle that the county is looking into passing. The money would go towards bridge repairs in the county and a part of that would come back to the municipality.

With no further business, Linda Gorgas adjourned the meeting at 9:27 pm for the payment of invoices presented and approved.

Respectfully submitted,

Brian C. Carl
Secretary