

MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
Monday, May 20, 2024
REGULAR MEETING MINUTES
7:30 P.M.

Council Members:

Ron Karboski
Greg Hutchison
Barry Bloch (via phone until
8:43 PM)
Todd Ritter
Robert Rozak
Carl Sell
John Yerman (via phone)
Ronald Conrad (absent)
Pat Armstrong
John Brown

Mayor:

Solicitor:

Borough Manager:

President Karboski called tonight's meeting to order at 7:30 pm.

1. Announcements
 - a. President Karboski reminded council members and the public about the Memorial Day Flag Ceremony.
2. Barry Isett Engineering
 - a. Report
 - i. Engineer Stan Wojciechowski presented examples of the crosswalk signs that Emmaus currently uses called Rectangular Rapid Flashing Beacons (RRFB). Borough Manager John Brown will contact Emmaus to see how the signs work for them.
3. Public Comment
 - a. Public
 - b. Council Members
4. Presentation / Guest Speakers
5. Complaints, Petitions, and Appeals
6. Approval of Minutes
 - a. May 6, 2024
 - i. Vice President Hutchison made a motion to approve the minutes as written. Councilman Rozak seconded the motion. Motion passed 6-0. (052024-A) (Councilman Bloch lost communication).
7. Financial Agenda
 - a. Treasurer's Report
 - i. Budget vs Actual Jan-April 2024
 - b. Approval of Unpaid Bills Detail report
 - i. Vice President Hutchison made a motion to pay the bills for \$126,522.43. Councilman Rozak seconded the motion. Motion passed 6-0. (052024-B) (Councilman Bloch lost communication)
8. Correspondence
 - a. Macungie Ambulance Monthly Report
 - b. PSAB – Municipal Pension Report
9. Reports
 - a. Macungie Institute Manager Quarterly Report
 - i. April 15, July 15, October 21

MOTIONS: 052024-A / 052024-B / 052024-C / 052024-D / 052024-E / 052024-F / 052024-G / 052024-H / 052024-I / 052024-J / 052024-K / 052024-L

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- b. Zoning Monthly Report (2nd meeting of the month)
 - c. Solicitor
 - d. Mayor (2nd meeting of the month)
 - i. Macungie Police Department Update
 - e. Borough Manager
 - i. Whitetail Refuse complaints update
 - 1. Complaints are being handled by Whitetail Disposal in a timely manner.
 - ii. 2023 Budget Transfers
 - 1. Not completed as of date.
 - iii. Bump-outs
 - 1. DCED denied funds to be used towards the Bump-outs. Funds have been returned to the State.
 - iv. DPW 2024 Projects – Plans and Timelines
10. Unfinished Business
11. New Business
- a. Mavis Tire Plan Approval
 - i. Chris McClain attorney for Mavis commented they will now have 52 parking spaces and are compliant with the ordinance.
 - ii. President Karboski made a motion to approve the waiver from SALDO §305-7A to allow this plan to be reviewed as a final plan. Councilman Yerman seconded the motion. Motion passed 6-0. (052024-C) (Councilman Bloch lost communication).
 - iii. President Karboski made a motion to approve the waiver from SALDO §305-15.F to allow the construction of Infiltration Basin 3 on fill provided that the applicant receive approval from the Lehigh County Conservation District to construct the bed on fill. Councilman Yerman seconded the motion. Motion passed 6-0. (052024-D) (Councilman Bloch lost communication).
 - iv. Councilman Ritter made a motion to deny moving forward with the Mavis Tire Plan Approval. Councilman Rozak seconded the motion. Motion failed 2-4. (052024-E) (Councilman Bloch lost communication).
 - v. President Karboski made a motion to approve moving forward with the Mavis Tire Plan Approval conditional on BIAs letter dated May 17, 2024, all zoning ordinances, including the illuminating light facing Mr. Hartman's property only being lit from dawn to dusk and the declaration of covenants with no more than seven (7) people working with tools without securing the necessary zoning relief. Councilman Sell seconded the motion. Motion passed 4-2. (052024-F) (Councilman Bloch lost communication)
 - b. Young Land Development Plan Approval
 - i. President Karboski made a motion to table the Land Development Plan approval until the revised plans are ready for review. (based on the waiver of procedural time requirements signed by the applicant extending all time limits to June 30, 2024). Vice President Hutchison seconded the motion. Motion passed 7-0. (052024-G)
 - c. Young Parking Lot Plan Approval
 - i. President Karboski made a motion to approve Preliminary Plan approval from plans per SALDO §305-9A.A Councilman Yerman seconded the motion. Motion passed (7-0). (052024-H)

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- ii. President Karboski made a motion to approve details of the sign restricting parking lot usage to authorized users per the BIA letter dated 5/17/2024. Councilman Yerman seconded the motion. Motion passed unanimously. (052024-I)
 - d. Kay Builders/Fields at Brookside – authorization to execute the development agreement.
 - i. Councilman Rozak made a motion to authorize President Karboski and John Brown to execute the development agreement. Councilman Ritter seconded the motion. Motion passed 6-0. (052024-J) (Councilman Bloch lost communication).
 - ii. Chris McClain attorney for Kay Builders asked that the council allow him to hold the plan in Escrow. President Karboski made a motion to allow Attorney McClain to hold the released plans. Vice President Hutchison seconded the motion. Motion passed 6-0. (052024-K) (Councilman Bloch lost communication).
 - e. Approval to advertise public hearing for proposed Zoning Map Amendment Ordinance for Parcel number 547397702856 (contains MVFD) and, parcel number 547396336500 1&2 part of Kalmbach park.
 - i. Councilman Sell made a motion to approve the Zoning Map Amendment Ordinance advertisement. Vice President Hutchison seconded the motion. Motion passed 6-0. (052024-L) (Councilman Bloch lost communication).
 - f. Permit Violations and Penalties (item 1 of 5)
 - i. Ordinances from other municipalities were presented. Included in their ordinances are penalties for violations such as monetary fines. Council will review and discuss this at a future meeting. Attorney Armstrong was advised to review and provide feedback.
12. Executive Session
- a. Legal, Personnel, Real Estate
 - i. The public portion of the meeting concluded at 10:15 and went into executive session.
13. Action as a result of executive session
- a. None
14. Adjournment

Respectfully submitted,
Ashley Rinker
Administrative Assistant