

LEHIGH TOWNSHIP BOARD OF SUPERVISORS

November 8, 2022

- I. **CALL TO ORDER.** The Lehigh Township Board of Supervisors held their regular monthly meeting on Tuesday, November 8, 2022, at 8:00 p.m. The meeting was held at the Lehigh Township Municipal Building, 1069 Municipal Road, Walnutport Pa. 18088. Chairman Mike Jones called the meeting to order with the Pledge of Allegiance and roll call.

Present: Cindy Miller
David Hess
Mike Jones
Jerry Pritchard
Attorney David Backenstoe
Mike Muffley
Alice Rehrig

Absent: Phil Gogel

II. **APPROVAL OF THE MINUTES**

- A. Minutes of October 11, 2022. David Hess made a motion to approve these minutes. Cindy Miller seconded the motion. All voted aye. Motion carried.
- B. Minutes of October 25, 2022. David Hess made a motion to approve these minutes. Cindy Miller seconded the motion. All voted aye. Motion carried.

III. **APPROVAL OF BILLS.**

- A. General Fund Checks 26243 to 26274. Cindy Miller made a motion to approve these bills. David Hess seconded the motion. David Hess questioned if the bill from Horwith Freightliner was for labor and parts or just for parts. Alice Rehrig commented the bills was for parts. There was no labor included. All voted aye. Motion carried.
- B. State Fund Check 1570. David Hess made a motion to approve these bills. Cindy Miller seconded the motion. All voted aye. Motion carried.

IV. **PLANNING RELATED ITEMS**

- A. Extensions of Time
1. Sedler Design & Redevelopment LLC, Owner: Young & Empire Property Management LLC 1089 Riverview Drive Preliminary/Final Site Plan. Joe Sedler was present to represent this plan. The developer provided the Board with an extension of time until February 28, 2023. Joe Sedler commented they have completed their infiltration testing with favorable

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results and is planning on making a submission for the December Planning Commission meeting. Cindy Miller made a motion to accept the extension of time until February 28, 2023. David Hess seconded the motion. All voted aye. Motion carried.

2. Riverview Self Storage, David Wasko, Preliminary/Final Major Subdivision Plan. Jason Buchta was present to represent this plan. The developer provided the Board with an extension of time until April 30, 2023. They made a submission to the Planning Commission and received the engineering comments and need additional time to address those comments. Cindy Miller made a motion to accept the extension of time until April 30, 2023. David Hess seconded the motion. All voted aye. Motion carried.

- B. Engineer's Report. Mike Muffley reported there will be one minor subdivision on the agenda for review at the Planning Commission meeting next week.

The Northwoods Development continues to work on the construction of their sedimentation basins. Cindy Miller noted one of the neighbors (Strickland) had questioned if the tree line between Northwoods and their property was going to be removed or will it remain. Mike Muffley commented as far as he knows, the clearing has been completed for Phase 1. The plan requires a buffer yard between the development and the neighboring properties. Rather than removing mature trees and then replacing them with additional trees, the contractor was also told not to remove any mature trees and they could serve as a portion of the buffer yard.

Mike Jones questioned the status of the Shenghai M & U International Plan. Mike Muffley commented this plan is the same as the Young & Empire Plan. Sedler Design has always been the developer for the site. The name of the company is what has changed on the plan. When they were before the Planning Commission, there were some concerns with the stormwater management and the retaining wall on the property which is why the testing needed to be completed. They are also waiting on their PennDOT HOP. Mike Jones noted he has been seeing people at that building almost everyday and knew the plan wasn't completed.

V. OLD BUSINESS

- A. Cherryville Intersection. Alice Rehrig reported that the contractor had indicated to Jim Milot that they would be back at the site on November 14 to complete the outstanding work. Mike Muffley commented it should be completed within two

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weeks. Cindy Miller questioned what happens if the weather turns cold. Mike Muffleay commented they can still pour concrete in cold weather; it's just more work for them because they need to insulate it.

- B. Maintenance Building. Alice Rehrig reported the Township did not receive the RACP grant that was submitted for the building.

Jerry Pritchard commented he believes we need to get our group back together and start looking at options for cutting costs so that we are prepared if something comes up in the future. Cindy Miller commented she believes we need to review the specs and see if there are alternates that would be available from a code perspective, even if it meant going before the UCC Board of Appeals. The fire suppression system was a large cost in the project. She knows it is required, but perhaps there is another way to install a system that is equally effective if there was relief granted from the UCC Board of Appeals. She did ask Adam Raker to talk to the engineer to see if there was something that could reduce the costs. We just need to keep working at the project.

Randy Braun commented he spoke with Morton Buildings and they didn't bid on the project because the specifications were written for a steel building with an alternate for another material. If the project were put to bid with minimal specifications and done as a design and build, he believes they would bid on the project.

- C. 2023 Budget. Alice Rehrig presented the Board with what she felt was a final draft of the budget. If the Board was satisfied with what was presented, she was looking for authorization to advertise the budget for adoption at the December 13, 2022, meeting.

Cindy Miller questioned the following items pertaining to the 2023 Budget and the Capital Improvements Plan:

Line Painting. There is a small amount of line painting listed in the General Fund budget and larger amounts listed under the State Fund. What is the difference? Alice Rehrig commented the portion under the General Fund is the cost of painting items such as intersection stop bars and vascar lines. The larger amount listed in the State Fund is for when a contractor comes in and paints the double yellow and single white lines on the roadway.

Capital Improvements—Police Department. There is a shredder listed for 2023. She thought they just purchased one last year or this year. Alice Rehrig

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commented there is a shredder listed in the budget for 2022, but she is not expecting that they will be purchasing it until next year so this would be a carryover amount.

Capital Improvements—Salt shed loan. The plan shows we will be owning \$48,000 in 2023 and \$12,000 in 2024 and it would be completely paid off. She was wondering if the Board would consider paying the entire balance off in 2023 knowing that we could be looking at a maintenance building in 2024 and having two loans to pay. The Board agreed that this should be paid off in 2023.

Capital Improvements—Recreation. The plan shows the roof for the block garage in 2022 and 2023. Is this because of saving towards the replacement? Alice Rehrig confirmed it was.

Mike Jones questioned if the sign budget was increased. Alice Rehrig commented she added an additional \$2,000 to the budget because of the increase in costs.

Cindy Miller noted the police overtime exceeded the 2022 budget by quite a bit and the 2023 budget showed a minimum increase in the budget. Alice Rehrig commented a fair portion of the 2022 overtime was the result of an officer being out for an extended period of time. There are also some additional items that can be looked at in 2023.

David Hess made a motion to authorize the advertisement of the 2023 Budget. Cindy Miller seconded the motion. All voted aye. Motion carried.

VI. NEW BUSINESS

- A. Resolution 2022-25, Amending 2022 Budget. This resolution will amend the 2022 budget to align the budget with the actual revenues and expenditures through the early part of November. Cindy Miller made a motion to adopt Resolution 2022-25. David Hess seconded the motion. All voted aye. Motion carried.
- B. Manager's Report. The Board had previously approved the proposed changes to Chapter 170 and authorized it to be advertised. Alice Rehrig provided the Board with a copy of what the ordinance would look like when it is presented to the Board for adoption. This draft includes some minor wordings changes that were recommended by Attorney Backenstoe. The ordinance will be on the December 13, 2022, agenda for adoption.

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Alice Rehrig reported she met with Keystone Technologies regarding obtaining a quote to add the monitors to the meeting room. They are recommending two 72 inch monitors be placed between the two windows on the wall behind the Board for the audience to view and that the Board would need to decide if they want to have a large monitor placed on the far back wall, a monitor that would swing out on the wall by the exit door, or have smaller monitors across the table for the Board to view. The Board agreed they would prefer three monitors for the front table as long as they were able to see over them. People who are sitting on the sides of the table will be able to see the large monitors on the wall.

Alice Rehrig has contacted all the individuals from the various Boards whose terms are expiring this year to see if they are interested in continuing on the Board. She has heard from three of the five individuals that they are interested in staying on the Board. She will also be running a general advertisement to see if anyone is interested in serving on the various boards.

Alice Rehrig is preparing a draft of an ordinance which will amend the Police Pension Ordinance. Right now, the Pension Ordinance and the collective bargaining agreements are not consistent. She is expecting to have it before the Board for the next meeting for authorization to advertise the amendment for adoption.

- C. Solicitor's Report. Attorney Backenstoe reported he made some minor language changes to the weapons ordinance (Chapter 170) and believes it is now ready for adoption after it has been advertised.

Attorney Backenstoe has continued to work with Mike Muffley to finalize the agreements for Northwoods and Turkey Hill. They are currently waiting on the final revised plans and letters of credit for the projects.

A letter was received from Broughal and DeVito on behalf of the Lack Family Trust regarding a parcel of land that they own between the Hills of Greenock development and Birch Drive. When the Hills of Greenock was rezoned to Village Residential, the parcel of land that is owned by the Lack's was not included and remains as Agricultural Rural Residential. As part of the Comprehensive Plan changes, they are requesting this parcel be rezoned to Village Residential. Alice Rehrig commented she provided a copy of the letter to the Planning Commission secretary so that they could discuss this and make a recommendation when they review the final draft of the Comprehensive Plan.

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- VII. PUBLIC COMMENT. Linda Roman commented she moved her truck to the other side after the tree came down along Cinchona Road, but there is a steep embankment there and she cannot leave it there during the winter. She also noted another tree came down in the park; it is where the trail goes through the woods.

Randy Braun questioned if there are any rules or regulations that would prevent different companies from coming in and offering high speed internet. Attorney Backenstoe commented the internet is commerce trade and the Township has no ability to regulate a company. Mr. Braun questioned if there is anything the Township can do to promote companies to come into the Township. He has Blue Ridge for his service and knows RCN is available down the street, but they will not come up to his home. Attorney Backenstoe commented the Township does not restrict any company from expanding their service.

Katherine Mack commented she looked up the ordinance that regulates trees that are diseased. The ordinance addresses the requirements of citizens but not the responsibility of the Township. The Township was notified of the problem with the trees at the park and they need to do something about it. Linda Roman commented the Township is trying and she understands why it is taking time. Mike Jones commented Frank Zamadics looked at the trees and they are larger than what the Township can handle so we will need to contract someone to remove them.

Randy Braun commented he likes the idea of the smaller monitors and suggested that they be placed in between the Board members so not to block the view. If they were placed in between, they may be able to be a little larger to make it easier for the Board to see them.

Marc Kacsmer commented the Act 34 meeting regarding the proposed new elementary school complex has been postponed until December 8.

Jerry Pritchard commented he observed a lot of outside entities coming into the polling places within the Township. They made it appear as though they were election officials because they were wearing lanyards that said "Voter Protection". Regardless of whether someone is voting Republican or Democrat, he finds it concerning that there are people from Rhode Island and Wisconsin coming to the Township polls and disturbing our elections.

- VIII. ADJOURN. David Hess made a motion to adjourn. Jerry Pritchard seconded the motion. All voted aye. Motion carried.