

## **Borough of Alburdis**

### Meeting Minutes

May 8, 2019

The May 8, 2019 meeting of Borough Council was called to order by Council President Ron DeIaco at 7:00 p.m. in the Borough Hall, 260 Franklin Street, Alburdis, PA.

#### Council members in attendance:

Ron DeIaco                      Steve Hill                      Sherryann Oels  
Hector Vazquez              Stephen Kaufman

#### Associates of Alburdis in attendance:

Dave Knerr, Solicitor                      Sharon Trexler, Borough Manager  
Kathleen Palmer, Mayor                  Dave Kutzor, Zoning Officer

#### Visitors in attendance:

Victor Lauer                      Linda Lauer                      Sandra Capparell, Stenographer  
Rik Longacre, Schlouch, Inc.

MAYOR'S REPORT – The Mayor informed Council that she was invited to participate in the Macungie Memorial Day celebration.

POLICE REPORT – No Report

MINUTES OF APRIL 24, 2019 – Steve Hill made a motion to approve the Minutes of April 24, 2019, Stephen Kaufman 2<sup>nd</sup> and a unanimous vote followed.

BILLS FOR PAYMENT – MAY 8, 2019 – Stephen Kaufman made a motion to pay the bills of May 8, 2019, Hector Vazquez 2<sup>nd</sup> and a unanimous vote followed.

TREASURER'S REPORT – Stephen Kaufman made a motion to accept the Treasurer's Report, Hector Vazquez 2<sup>nd</sup> and a unanimous vote followed.

ENGINEER'S REPORT – Stephen Kaufman made a motion to accept the monthly Engineering Report, Steve Hill 2<sup>nd</sup> and a unanimous vote followed.

#### ADMINISTRATION

Public Comment – Resident, Victor Lauer, asked what the status is of lines being painted on Flint Hill Road. This is on the Maintenance schedule for this year. He also asked about the vehicle break-ins in his development. The Mayor informed him that they were not break-ins, the vehicles were unlocked.

Conditional Use Hearing – Rik Longacre was present from Schlouch, Inc. to represent Prologis, a property located at 8018 Quarry Road, Alburdis, PA. A portion of this property is in the Borough of Alburdis. The applicant is proposing an accessory use for a warehouse and off street loading and parking as permitted in the L-1 Light Industrial District as a conditional use pursuant to Codified Ordinance §21-804. A decision will be prepared for Council at the next meeting. The Hearing was closed. The second hearing is regarding the Borough stormwater management required by §25-303(a.1) – Satisfaction of release rate requirements. A waiver to the requirement that any stormwater management controls required by the Chapter and subject to dual release rate criteria shall meet the applicable release rate criteria (see §25-302(b)(2) for each of the 2, 20, 25 and 100 year return period runoff events. This was also sent to the Lehigh Valley Planning Commission and came back with a clean bill of health, therefore, this waiver is not needed. Hearing was then closed.

Prologis (cont.) – Conditions Council would like to be imposed are that the maximum amount material can be held is no more than thirty days and that trailers are only moved by jockeys. These would be checked on by zoning for compliance. From Steve Hill’s experience, he noted that pallet companies do not usually hold on to product for long periods of time. Hector Vazquez is concerned as to what happens if this company leaves and another one replaces it. The condition is to those who occupy the building. Stephen Kaufman would like to see a road improvement especially to the shoulder. Since nothing is being done in the cartway, Mr. Longacre doesn’t believe this is needed and if this is a consideration, the project would probably end. Stephen Kaufman made a motion to requiring the widening of the shoulder, Hector Vazquez 2<sup>nd</sup>, there were no ayes and Ron DeIaco, Sherryann Oels and Steve Hill were opposed. This motion was defeated.

The following waivers are being requested:

- . §22-703(a)(3) – Lot Lines
- . §22-402(e)(3) – Plan Key Map
- . §22-802(b) – Street Cartway Width
- . §22-813 – Sidewalks
- . §22-813(b) – Curbs
- . §22-903(h)(1) – Storm Sewer Materials & Construction Requirement
- . §22-903(h)(2) – Storm Sewer Pipe Material
- . §22-402(e)(6) – Plan Content: Existing Sewer, Water, Utility Transmission Lines, Culverts, Bridges, Railroads, or Other Man-Made Features within the Site and Within 200 ft. of the Site Boundaries.

And deferrals of:

- . §22-501(e) and 22-812 – Street lighting
- . §22-813 – Curbs and Sidewalks

Most of Council present is comfortable with the Plan, Waivers and Deferrals. Hector Vazquez is not comfortable and feels it is in line with what the Township denied on Schoeneck. A Resolution will be prepared for the next meeting.

PA Small Sewer and Water Grant Work – Ron DeIaco, Sharon and Donnie met with Engineer, Jeff Ott, regarding the sewer work. A map was displayed showing the work needed throughout the Borough. It could be done in parts, but would be more cost effective if we didn’t need to go out to bid again. The total for the work to be done is \$750,000. There is \$350,000 left in the grant and the balance can be paid through the escrow account that was built up from sewer rents. Hector Vazquez made a motion to have the full amount of work done, Stephen Kaufman 2<sup>nd</sup> and a unanimous vote followed.

PA Small Sewer and Water Grant – Steve Hill made a motion to sign the Amendment extending the grant completion until 2020, Stephen Kaufman 2<sup>nd</sup> and a unanimous vote followed.

Water Supply Inspection Report – DEP did an inspection of the water system and there are items needed to be replaced and/or purchased to be compliant. Donnie is obtaining prices and this will be placed on a future agenda.

Maintenance Cut-Off Saw – Stephen Kaufman made a motion to purchase a cut-off saw in the amount of \$720, Hector Vazquez 2<sup>nd</sup> and a unanimous vote followed.

Donnie Derr - Certification – Donnie Derr received a Certificate for completing thirteen hours of instruction for study in Environmentally Sensitive Maintenance of Dirt and Gravel Roads. Council extends congratulations to Donnie and thanks him for attending.

United Way Day of Caring – The Lehigh Valley Cooperative Purchase Committee will be participating in the United Way Day of Caring in June. Sharon asked Council if they have any issues with her attending on behalf of the Borough. They have no issues with this.

Macungie Ambulance Corps – The monthly report was reviewed. The Ambulance Corps had 291 calls in April and seven of them were in the Borough.

MRM Trust – A dividend check in the amount of \$5,374.08 was received from MRM Trust. MRM handles the Workers' Compensation for the Borough.

A motion to adjourn at 9:19 p.m. was made by Sherryann Oels, 2<sup>nd</sup> by Stephen Kaufman and a unanimous vote followed. Meeting minutes were taken and submitted by Sharon Trexler, Borough Manager.