

**Borough of Alburdis**  
Meeting Minutes  
March 12th, 2025

The March 12th, 2025, 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. The meeting was also streamed on zoom.

Council members in attendance via in person:

Ron DeIaco, Steve Hill, Hector Moss, Chad Atkins, Ashlynn Rivera, Mehmet Birtek, John Aleszczyk

Associates of Alburdis in attendance:

Kathleen Palmer- Mayor, Stephen Nemeth-Manager, Jeff Ott- Engineer. East Penn Press

Associates of Alburdis Via Zoom:

Dave Knerr- Solicitor

Visitors in attendance: Gary DeRoner, Mike Gerhart, Joe Zator, John McRoberts, Rocco Caracciolo, Ray Ricketts, Merideth Lemke, Susan Manvizadeh, James Treskolaski, Josephine Peartree

Visitors in attendance via zoom: Brooke, Tom, Rot, Sherry Anne Oels,

**PUBLIC COMMENT**

No public comment.

**Public Hearing- Ordinance No. 594**

**AN ORDINANCE AMENDING THE BOROUGH'S OFFICIAL ZONING MAP UNDER CHAPTER 21 OF THE ALBURDIS CODIFIED ORDINANCES (RELATING TO ZONING) SO THAT THE PROPERTIES NOW KNOWN AS 380 CHURCH STREET (LEHIGH COUNTY TAX ASSESSMENT PARCEL IDENTIFICATION NUMBER 546386451494-1), 381 CHURCH STREET (PIN 546386274914-1), AND 386 SCENIC VIEW DRIVE (PIN 546386427194-1) ARE LOCATED WITHIN THE R-2 MEDIUM-DENSITY RESIDENTIAL ZONING DISTRICT RATHER THAN THE L-1 LIGHT INDUSTRIAL-OFFICE RESEARCH ZONING DISTRICT; AND AMENDING CHAPTER 21, ARTICLE V OF THE ALBURDIS CODIFIED ORDINANCES (RELATING TO ZONING—REGULTIONS FOR R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT) TO MAKE THE FOLLOWING RESTRICTIONS ON LOTS WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN OR WITHIN THREE HUNDRED (300) FEET OF THE ONE HUNDRED (100) YEAR FLOODPLAIN: (1) TWO-FAMILY DETACHED DWELLINGS ARE NOT PERMITTED BY RIGHT; (2) CERTAIN RESIDENTIAL USES, BED AND BREAKFAST FACILITIES, AND RECREATIONAL AND EDUCATIONAL FACILITIES OR INSTITUTIONS ARE NOT ALLOWED AS CONDITIONAL USES; (3) THE MINIMUM LOT AREA FOR SINGLE-FAMILY DETACHED DWELLINGS, INCLUDING SECTIONAL OR MODULAR DWELLINGS, IS 6,500 SQUARE FEET; AND (4) THE MAXIMUM DENSITY OF RESIDENTIAL DWELLING UNITS SHALL BE TWO (2.0) UNITS PER ACRE.**

David Knerr mentioned We still have an L-1 district. It's just those 3 properties that will now be in the R-2 district instead of the L-1 district. Then, in addition to that, what this ordinance does is change the rules that are going to be applicable to these 3 properties within the R-2 district, because they are either within or within 300 feet of a floodplain area. So as a result, the requirements are a little more stringent for these properties than for other properties in the R-2 district, so that basically this would permit. the current owner of the property, the estate of Fred Jaindl to be able to develop the property, as previously shown to you in a in a sketch plan that would allow you to allow them to have 10 single family dwellings along Scenic View Drive and along the portion of Church Street that goes to where it used to be the railroad tracks, and you really would not be able to have any more units than that on this property. Alright, does anyone have any other questions? We've talked about this at several meetings already, but I'd be glad if there's anybody in the public who has any questions. Josephine Peartree mentioned on the left of the road, where it says L-1. What is that designated as is that wetland that can't be disturbed, or what? What's the legal status of that bit of land. John McRoberts So as they've mentioned previously that the density is limited, based on the area and area we have, we couldn't do more than 10 homes. So, this schematic that we came up with allocates those 10 lots to the best location for the residential lots, but also reserves certain areas for open space, or possibly stormwater management. So, there's been a lot of concern specifically in

this area about stormwater management flooding. We've gone through prior meetings on site, flooding off site impacts to flooding on site stormwater conveyance. To make sure we get the runoff to the stream properly and safely, and then also conveyance as well to make sure that we're not impacting any of the properties upstream from us from getting their runoff to the stream or to the detention base and where it gets maintained. So, these areas are set aside and just show schematically what we had, what we envision as stormwater management areas. It could be a small basin, shallow basin. Potentially, we use spray irrigation to manage the runoff, so we hold it on site. And then there's an irrigation system that over the course of about a week it pumps that out and sprays it onto lawn areas so that we're not putting it into the stream, holding it on site and reusing it on site. So that's what these 2 areas are for about one acre here and almost another acre on this side L-1, the top of L-1. That's where you exit the park, and there's a path going across. That's right. And these locations were selected strategically, because those are the low areas where the proposed homes would run off to. So, we would. These 2 homes would run in that direction and these homes we would collect manage here. But that whole area is higher than the rest of the area. To begin with. Merideth Lemke That's funny, because my house floods every time it rains, and I'm out of the floodplain. I don't understand how these houses are not going to make my house flood more. John McRoberts mentioned We did look at the grades there, and the floodplain elevations that are assigned by FEMA, and some of the rear yards of those townhouses are in the floodplain rating that's included in the report, and that was the conclusion of the report. James Treskolaski asked that road that goes to the train tracks that's been closed for what years now. So, who's going to pay for that road to be fixed up in service, because that was a convenient road. For I think a lot of us. John McRoberts stated what we're proposing here is uses that are allowed on this property. They're not approving of these houses specifically. What they're approving is when we come in to develop a property. We go into the borough zoning code and the code lists, a menu of uses that are permitted on a certain site today. If we want to develop this without changing the zoning. What's on the menu is for industrial use. Tractor trailer parking lots could be a very small warehouse dog kennel is permitted. We went through all of those uses, and they did not seem compatible with the uses there. Surrounding this we thought that additional residential use was the most compatible. Josephine Peartree mentioned That's another question that those areas that you've picked to retain water and everything you mentioned, trumps and all that, who is going to maintain that. And for how long? Who is responsible for that? John McRoberts mentioned that all gets designed and resolved when we process a subdivision. So that's after tonight we have a long road ahead of us. This process typically takes more than a year of multiple submissions to the township reviewed by the township engineer reviewed by the Leah Valley Planning Commission Engineers reviewed by Deps engineers' multiple permits involved. And after everybody gets their say that design ultimately, yes, gets resolved and those questions will get handled at that phase like I said, tonight is just what is on the menu for development options. Should this be industrial zoning or should it be residential? Merideth Lemke asked why the property can't be left as a park. Joe Zator mentioned that its property owned by the estate of Fred Jaindl. Fred passed 21 years ago. The estate needs to be closed, for all that time the Jaindl family has been looking at alternatives for their site and we approach the borough because we feel that it makes a lot more sense to have 10 homes here than to have an industrial use here. When you look at the homes in the borough and the contiguous homes in Lower Macungie there are over a thousand homes there 10 is just a drop in the bucket. But think of the impact this would have if that were developed in an industrial manner. It's not going to be vacant land. It's not a viable approach if you would like to buy it and do that. So, what we're saying is, we feel the residents in the borough would be better served with residential rather than industrial in that property, because that property is going to be developed. If you ask me if I'm in their shoes, I will ask myself to say, hey, if I saw it, Mr. Jaindl, I said, Mr. Jaindl, can we make a big park for kids? That's awesome. And then the name, Mr. Jaindl Park. That's not going to happen. Mr. Jaindl wants to build a house. It's his land, and some of us think that it's a land some of us think we should not build, especially concerning the 2 lots. I the Church Street, is flooding. We all know it floods. It's a known thing. They say they're going to address it. They address the ones in Lockridge. Lockridge is still flooding. So, it's going to be the same thing going forward. We're going to still see some flooding happening in houses in Maple Court. They flood because they're on the flood zone. I finished the water. I will show it again. They'll put a house in there. The water is going to go this way, but some water is going to go that way. There will be a flood on Maple Street. I think so. I hope they do a good job. I think the responsible engineers and what do you call those DEP. And all those do a good job and assess everything, so we don't get flooded. The biggest concern here. I'm a neighbor. I know how close water comes to my house, and I know if you build back there, I will get flooded, and I know people, if they don't do a correct way of doing, or the way the assessment they calculated does not work. And I know our engineers are working. Everybody's working to assess whether water damage doesn't happen. They're going to build a house, and that's what they want to do again. Some of us don't agree to it, but some of us agree. That's where we are here today. John asked Mehmet for the record. Where do you live? Mehmet Birtek mentioned I live right behind the properties. Hector Moss asked So about the water basin that you're proposing for homes. Where do you

have your exit point for the exit. John McRoberts mentioned, Once it reaches full capacity it would either go to one of the existing discharges to the creek, or it would go into the basin hit lower the basin in Lower Macungie at the time that that basin was designed approved, and built at allocation for impervious cover for full development as industrial on lots 85, and 86. That was under older stormwater requirements. The new requirements are much more stringent, so there will be one calculation done during the subdivision phase to make sure that that basin, the allocations for these lots weren't used up by prior development upstream and in the basin by the existing residential and then we also must meet all the new requirements that have been put in place since this was designed. We have enough area set aside. We have about twice as much as we need to set aside. Hector Moss asked usually with new developments. There are some sort of like contingencies within your plan, developments for road improvements. Have you taken any of that into consideration and making any road improvements where needed or structural. John McRoberts mentioned that all gets taken care of during your subdivision phase, so that your subdivision or land development regulations apply to anybody in the borough that would develop land. and they would have to make boundary road improvements or come in to the council and press the waiver from those requirements. So that's universal on everybody in the borough wouldn't be specific to this development.

Steve Hill made a motion to approve the ordinance, Ashlynn Rivera 2<sup>nd</sup> and a roll call vote followed. Motion passes 4-3.

DeIaco- yay	Hill- yay	Moss-nay	Aleszczyk-yay	Atkins- nay	Birtek- nay	Rivera- yay
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**MEETING MINUTES of February 26th, 2025**

Steve Hill made a motion to approve the Minutes of February 26th, 2025, Hector Moss 2<sup>nd</sup> and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**BILLS FOR PAYMENT**

Hector Moss made a motion to pay the bills of March 12th, 2025, Chad Atkins 2<sup>nd</sup> and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**REPORTS:**

**MAYOR’S REPORT**

Kathy Palmer At the last meeting we discussed the part about the kids and the crossing issues. Yes, I will tell you that I haven't had anything else addressed to me, which is great, but I did also meet with the president of the Board for the school district. I have connected with the superintendent, and we are now in the process of having the school declared as our emergency shelter, the agreements being drawn up. It's going to be just by agreement. They've done this with other schools, so as soon as that comes through, I'll bring it to Council for Council's approval, and we'll be done. Okay, thank you for that. That's important for the residents.

**POLICE REPORT**

Hector Moss made a motion to approve the purchase of the computer, Chad Atkins 2<sup>nd</sup> and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**TREASURERS REPORT**

Hector Moss made a motion to accept the February treasurer’s report, Mehmet Birtek 2<sup>nd</sup>, and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**ENGINEER’S REPORT**

Jeff Ott mentioned this plan will have to be vetted by the planning commission. It'll be reviewed by our office borough as a subdivision of Land development ordinance. They also have a zoning ordinance. We'll be thoroughly reviewing this plan and providing a report to the planning commission. I suspect it's going to be in the Commission at least 2 meetings, maybe 3 meetings, depending on how quickly the engineer can address our comments, and it goes back to Council for preliminary approval, or maybe preliminary final approval. This is also reviewed by the Lehigh Valley Planning Commission. This also goes to Lehigh County Conservation District. They review it. They will need a NPDES permit, which is a national discharge elimination system. The permit will be reviewed by the department of Environmental Protection and northeast regional office in Scranton. It'll go to Lower Macungie because they're our neighbor and we'll send them

there. So, what happened tonight was just a small 1st step on a long journey. If this moves quickly, they may get in the ground in a year. It takes 6 to 9 months minimum to get an NPDES, and that's for a relatively easy project. It has some complications to it. There are floodplain concerns. There are flooding issues, others stormwater management concerns. So, these things all need to get fully vetted, and they need to be thought through. So, I would be surprised if they're in the ground in 15 months.

John asked about the pressure reducing valve, Jeff mentioned that valve box is old. It needs to be demolished. So, the plan is to put a brand-new concrete vault behind it on the private property. We've had a difficult time contacting the property owner. I sent him 2 letters. What I had to do ultimately was find out where he lived. I drove out to his house and knocked on this door. he answered, and he came in and met with us. Then with the borough officials and representatives, we talked it through. And what we're doing right now is putting an easement together, and Mr. Knerr is working with an appraiser to put an appraisal together for that easement we need. We'll go back to that property owner and say, here's the appraised value. This is all taking time, and the clock is ticking because the valve is on its last leg. We got to get this thing got to get it done first. It's on my mind, it's on the forefront of my mind, and the last thing I want is to get a phone call like about fail. We do have a contingency plan in place if happens so far quickly. But we are working quickly to try to get this thing done. The impression I got from the property owner is meaningful to talk became useful. Once we can get an easement from the property immediately the award is 2 or 3 months depending on the contractor's schedule. But it's not. It'll be done in a few weeks. So, it's like, dig. Dig. Then put a pipe, and then the pieces are all that's right. The wrist pressure reduces valve case. They're already pre-made. Right? Yeah, everything is We must have a contract to do that, to put it in, and we were very lucky. We were able to obtain a grant to pay for almost all.

John Aleszczyk made a motion to accept the engineer's report, Mehmet Birtek 2nd and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss- yay	Aleszczyk- yay	Atkins- yay	Birtek- yay	Rivera- yay
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**MACUNGIE AMBULANCE CORPS**

Ron DeIaco mentioned in the report stated 406 calls for Macungie Ambulance in February, with 8 being in the borough. Hector Moss made a motion to accept the Macungie Ambulance report, Mehmet Birtek 2nd, and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss- yay	Aleszczyk- yay	Atkins- yay	Birtek- yay	Rivera- yay
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**NEW BUSINESS**

**Request to run a smoke test in the sewer system**

Jeff Ott mentioned So we just heard from DCED. Maybe it was today or the day before that definitively they said, yes, accept this letter as our approval and authorization to take that that remaining grant money from the lateral project and use it for a sewer project that would include the smoke testing which we budget around 50 grand for that I can get into that in a minute. It's going to cover manhole inspections which we started and manhole rehabilitations. When we do the smoke testing. We will most likely find broken caps upon clean outs; we may find smoke coming out of some people's basements. We may find smoke coming out from things you wouldn't imagine, like inlets or out of the ground or something. So, this is all. These are all indications that you have a fissure, a break, a crack in your sanitary sources. So, smoke's going out. Water's coming in. And that's our infiltration trying to really talk about this infiltration. So that's really, that's the bulk of the project. Once we must move quickly, because April 30th is the deadline for the next grant. I want to get the smoke testing done in advance of that, so I can put a package together. In the event, the Grant money we have currently transferred. You think there may be enough money there to cover it without having to go for another grant. But I don't want to take that chance. Whenever a Pennsylvania small or a sewer, grant comes out, you should really put a project and go after it. Yeah, because the obvious reason is we have grant money. So basically, it's a timing issue for me. So, what I was going to ask council this evening. We're going to use the costars program. So, we don't have to spend money on engineering to put a package together and go out to bid. We just go right to co-stars and the 3 quotes. Mehmet Birtek made a motion to approve running a smoke test of the sewer system, Chad Atkins 2nd, and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss- yay	Aleszczyk- yay	Atkins- yay	Birtek- yay	Rivera- yay
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**Request to Advertise Treasurer position**

Mehmet Birtek made a motion to advertise Treasurer position pending reception of retirement date, Hector Moss 2nd, and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**Request to officially bond employee Tiffany Smith**

John Aleszczyk made the motion to approve officially bonding Tiffany Smith, the motion was 2<sup>nd</sup> by Hector Moss. A unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**Request to Advertise Police Officer Position**

Ashlynn Rivera made a motion to advertise police officer position through civil service, Chad Atkins 2nd, and a unanimous vote followed. Motion passes 7-0.

DeIaco- yay	Hill- yay	Moss-yay	Aleszczyk-yay	Atkins- yay	Birtek- yay	Rivera- yay
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**America 250 Celebration suggestions**

Steve Nemeth mentioned that he placed this back on the agenda to give everyone the opportunity to think of some ideas that we could do to help celebrate the 250<sup>th</sup> anniversary of our country. Hector Moss provided steve with a list of ideas such as a parade. John Aleszczyk suggested possibly having a Mayfair at Lockridge again like years ago.

**RCN- Franchise Fees Received- \$9,066.82** Informational-  
no further discussion.

**William B. Butz Memorial Fund Donation Received- \$2,500.00** Informational-  
no further discussion.

**Adjournment**

A motion to adjourn at 8:10 p.m. was made by Mehmet Birtek, 2<sup>nd</sup> by Ashlynn Rivera and a unanimous vote followed.

Meeting minutes were taken and submitted by:

Stephen Nemeth  
Stephen Nemeth, Borough Manager.

