

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, June 1, 2015

4774 Saucon Creek Road

Chairman Bruce Bush called to order the regular meeting of the Upper Saucon Township Municipal Authority at approximately 6:05 PM in the public meeting room of the Upper Saucon Township Water and Sewer Department office building, 4774 Saucon Creek Road, Upper Saucon Township, Lehigh County, PA.

NOTIFICATION:

All public sessions of the Upper Saucon Township Sewage Treatment Authority are electronically recorded. The recordings are maintained as part of the record of the meeting until the minutes are transcribed and approved by the Authority.

MEMBERS PRESENT:

Bruce Bush – Chairman
Joaquin (Jack) DeMatos - Secretary
Ronald Reybitz - Asst. Secretary and Asst. Treasurer
George Thomas - Treasurer

MEMBERS ABSENT:

Mindy Moore - Vice Chairwoman

STAFF PRESENT:

Gary Brienza, Esquire, Solicitor
Karl E. Schreiter Jr. P.E., Engineer
Chris Cope, UST Director of Water and Sewer Resources

VISITORS:

None

PUBLIC COMMENT:

None

MINUTES:

A motion was made and seconded to amend the meeting minutes for May 4, 2015 with the following amendments proposed by Solicitor Brienza:

It was discussed that the Township's 537 plan should be updated. It was agreed/discussed that Karl Schreiter would propose to the Township that a 537 plan amendment be authorized to be included in the budget for the year 2016. The Board confirmed that the amendment to the 537 plan should be fully completed during 2016.

A motion was made and seconded to add this amendment to the meeting minutes for May 4, 2015.

Motion passed 3-0 with Mr. Thomas abstaining.

Approval of the May 4, 2015 minutes has been tabled until the July 6, 2015 meeting.

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CORRESPONDENCE COMMENTS:

Authority members may comment on the correspondence packets or the "Summary" which they received.

Upper Saucon Municipal Authority Correspondence for June Meeting (NOTE: This is a summary of the correspondence prepared by the Chairman. Details must be obtained by reading the actual correspondence)

Date list was prepared or amended - 5/21/2015, 5/27/2015

Date of letter: 4/29/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Chris Cope, UST

Subject: SBI Quarterly Report

(Attached) is the April CAP Report for the SBI. Two copies must be mailed to PADEP tomorrow.

Date of letter: 5/1/2015

Letter from: Karl Schreiter, SEA (e-mail)

Letter sent to: Chris Cope, UST

Subject: NBI CAP Quarterly Report

(Attached) is the NBI Quarterly Report. Send report to PADEP on Monday.

Date of letter: 5/5/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Joanna Slagle, UST

Subject: Locust Valley Country Club / Traditions of America Sketch Plan Review

We reviewed the TOA Locust Valley Golf Club Concept Plans as prepared by Victor - Wetzel Associates Landscape Architects, dated 3/23/2015.

Proposed subdivision should use existing sanitary sewers located in Locust Valley Road. However, this area of the Township discharges to the Borough of Coopersburg collection system and is currently part of the on-going CAP for SBI.

The SCP has allocated 125 units to be built on the Golf Club property.

Current SCP requires that a flow equalization facility be built to store sewage during wet weather events that overload the sewer collection system. Due to capacity limitation in the Borough collection system, the Developer would be required to construct a pumping station to transport the sewage to the gravity sewer located in Gun Club Road.

A study was conducted to determine if additional capacity is available since the Township has performed I & I work. The study will be sent to PADEP for review and approval as an amendment to the UST CAP. After approval by PADEP the need for flow equalization facilities will be eliminated. However, the Developer will still need a pump station to transfer sewage to Gun Club Road to avoid capacity issued within the Borough's collection system.

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Date of letter: 5/5/2015
Letter from: Tom Beil, UST (e-mail)
Letter sent to: Bruce Bush
Subject: Sullivan Application

See (attached) application from Mark Sullivan expressing his interest in being appointed to the Municipal Authority.

Date of letter: 5/6/2015
Letter from: Karl Schreiter, SEA
Letter sent to: Bruce Bush
Subject: Weyhill Estates
Review of Video Inspection

We reviewed the videotapes from an inspection of the sewers of the subject. The inspection was conducted on 4/22/2015 by Township Staff.

On Bell Flower Lane:

MH #BB42- MH #BB41

Two deficiencies were noted -

1. Sag with a depth of <1/4" between 0-5 feet
2. Sag with a depth of <1/4" between 39-49 feet

Overall pipe segment was acceptable.

From MH #BB41 - MH#BB140

From MH #BB40 - MH#BB39

Overall pipe segments were acceptable and the laterals (from the sewer main and did not involve actual inspection any lateral piping) were found to be acceptable.

A copy of the status of the sewer inspections completed to date was enclosed.

Date of letter: 5/8/2015
Letter from: Gary Brienza, Solicitor (e-mail)
Letter sent to: Tom Dinkelacker, LV Law Practice and Tom Beil, UST
Subject: Upper Saucon BKY issue - Center Valley Mobile Home Park

The scope of the automatic stay is such that there is a legitimate concern we would be violating it if we were to go onto the land (unless permitted by owner) or tried to get an administrative search warrant.....he (Attorney Andrew Shaw) recommends proceeding to file a motion to lift the stay.

Can Tom Beil confirm if I can have Attorney Shaw proceed as outlined?

(Fee - \$250 per hour with an estimated total fee of \$1000-\$2000 depending on whether a hearing is needed)

Date of letter: 5/8/2015
Letter from: Gary Brienza, Solicitor (e-mail)
Letter sent to: A Shaw, Goodman Shaw
Subject: Upper Saucon BKY Issue

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Tom Beil has authorized you to proceed to lift the stay on behalf of UST.

Date of letter: 5/19/2015

Letter from: Tom Dinkelacker, LV Law Practice (e-mail)

Letter sent to: Gary Brienza

Subject: Upper Saucon BKY issue

After the stay is lifted, are we proceeding with a search warrant?

---Gary responded.....That is my understanding/plan

Date of letter: 5/19/2015

Letter from: Tom Dinkelacker, LV Law Practice (e-mail)

Letter sent to: Gary Brienza

Subject: Upper Saucon BKY issue

Have Chris and Karl attempt VOLUNTARY entrance. We need a refusal for probable cause.

Date of letter: 5/22/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Joanna Slagle, UST

Subject: Sacred Heart Senior Living
PADEP Request for Planning Exemption

We reviewed the subject document.

Proposed facilities to be built in the area of Saucon Drive, Hartman Drive and Old Bethlehem Pike. Project includes constructing the following:

--Five twin residential units

--One 2 story 30,266 sf of Alzheimer's care unit

--One 4 story 56,693 sf of assisted living unit

Proposed facilities will use existing sanitary sewers located in Saucon and Hartman Drives and the sewer installed to service the existing assisted living facility.

Estimated additional sewage flows from the subdivision will be 32,096 gpd.

In addition, the projections include demolition of 10 existing residential units. The sewage flow from the complex would be part of Stabler Land Company's flow allocation of 500,000 gpd in the existing treatment facility.

There is sufficient treatment plant capacity and conveyance capacity for providing sewer service.

We recommend that UST execute the PADEP application form and forward to PADEP for further action.

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Date of letter: 5/22/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Bruce Bush

Subject: Sacred Heart Senior Living by Saucon Creek Township Planning Module

(Note: see above letter, dated 5/22/2015, for information on this project)

We recommend that the Authority approve the Township Planning Module.

Date of letter: 5/22/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Joanna Slagle, UST

Subject: Sacred Heart Senior Living

Review of IPP Wastewater Discharge Application

We reviewed the IPP Wastewater Application for the subject.

There will be grease interceptors for both the Alzheimer's Care Unit and the Assisted Living Unit. Calculations must be provided for the sizing of both units as required in Section 2569 of the UST Standard Sewer Specifications.

Application must be revised and resubmitted to include this information.

Date of letter: 5/22/2015

Letter from: Karl Schreiter, SEA

Letter sent to: Joanna Slagle, UST

Subject: High Hotels, LTD - Stabler Lot 10

Capacity Certification

We reviewed the letter from J. Harman of Rettew dated 5/15/2015.

Proposed location is within the Stabler Business Park located between West Drive and Center Valley Parkway. Project includes construction of a 82,363 sf (132 rooms) hotel building and a 70,750 sf (110 rooms) hotel building. Wastewater generated by this development will be serviced through the North Branch Interceptor.

Additional sewage flows from this project will be 24,200 gpd. This projected flow equals 108 edu's (226 gpd/edu). Estimated peak hydraulic loading from this addition would be 96,800 gpd in the collection system and 60,500 gpd in the interceptor. The estimated water use associate with these flow projections as measured at the building site would 19,000 gpd. This estimate is based on a water use of 176 gpd/edu as outlined in the UST 2001 Act 537 Plan Revision.

Currently there is sufficient capacity to provide sanitary sewer service to this subdivision. And there is allocated treatment plant capacity for providing sewer service to this area of the Township.

We recommend that the Township execute the PADEP Application Form and forward to PADEP for further action.

Developer must submit a Township Planning Module and an Industrial Pretreatment Program Wastewater Discharge Permit Application.

*****end of correspondence for June

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SOLICITOR'S REPORT:

Solicitor Gary A. Brienza, Esquire presented his report dated June 1, 2015.

Concerning the Center Valley Mobile Home Park, Solicitor Brienza explained that the property declared bankruptcy after a Sheriff's Sale due to unpaid water/sewer bills was scheduled. The Township engaged Attorney Shaw to act as a bankruptcy attorney to try to get the stay lifted.

However, a week ago the Township received notice of a sewer backup issue affecting seven to eight units. At this time, the owner of the park called Chris Cope for assistance. Solicitor Brienza said that no work should take place due to the stay and because the Township would not be paid for it.

On Friday, May 29, Chris Cope went to the park and TV'd the lines to try and find the problem but the line ended at a trap. He recommended to the owner that he should get a contractor to do the work. The contractor replaced 20 to 40 feet of pipe and added four new cleanout areas which solved the immediate problem. There are concerns that additional problems will occur.

Regarding the meeting with Brinley on June 1: In attendance was Tom Beil, Joanna Slagle, Karl Schreiter, Gary Brienza, Tom Dinkelacker and representatives from Brinley to discuss the issue of Brinley wanting to use plastic pipe in place of DLP pipe. Most of the meeting's time was taken to discuss layouts, the proposal and a pump station so the issue was not resolved.

The next meeting is scheduled for June 16. Brinley was told to have a proposal ready and the Township will evaluate it. Tom Dinkelacker is skeptical that Traditions of America will go forward with the Brinley plan because it differs from their usual plan.

On the Sewer Connection Plan: Ten days after the Township's plan submission to the DEP, there was still no reply or formal approval. The DEP then said that the Township did not need their approval to issue a building permit/connection for the Faith Avenue home.

ENGINEER'S REPORT:

Karl Schreiter, PE presented Engineer's report dated May 29, 2015.

Mr. Schreiter recommends that the Township Planning Module for the Sacred Heart Senior Living by Saucon Creek be approved and will need a motion in tonight's meeting.

SUPERINTENDENT'S REPORT:

Mr. Cope reported that manholes near DeSales University have been repaired. The Preston Lane project will begin next week where a 14 inch slip line will be installed. They will try to keep one lane of traffic open during the project. This will be the big summer project for his department.

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TREASURER'S REPORT:

Treasurer George Thomas submitted the report.

Motion was made and seconded to approve the treasurer's report as presented.
Motion passed unanimously.

MOTION (S):

A motion was made and seconded to approve the Township Planning Module for the Sacred Heart Senior Living by Saucon Creek Project. Ref: SEA letter dated 5/22/2015

Motion passed unanimously.

UNFINISHED BUSINESS:

Unconnected Sewer Analysis

Reference SEA's letter dated 1/8/2014. Study identified 53 potential properties that should be connected to the sanitary sewers.

Bruce Bush emailed Tom Beil for an update today.

Sewer Tapping Study - update

Karl Schreiter said he needs to check up on this.

NEW BUSINESS:

None

ANNOUNCEMENTS:

Bruce Bush told the Board of a Municipal Authority trade show in Lancaster. He will not ask any board members to attend because he does not think there will be anything helpful for them to see.

ADJOURNMENT:

With there being no further business to discuss, the meeting of the Upper Saucon Municipal Authority was unanimously adjourned at approximately 6:40 pm.

Respectfully submitted,

Jack DeMatos,
Secretary