

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, April 13, 2015 – 6:30 P.M.
Township Municipal Building

Members Present: Stephen Wagner, Chairman
Joaquim "Jack" DeMatos, Vice Chairman
Dennis E. Benner
Patrick M. Leonard
Philip W. Spaeth

Staff Attending: Thomas F. Beil, Township Manager
Robert E. Kassel, Jr., Assistant Township Manager
Jeffrey Dimmich, Township Solicitor
Charles Unangst, P.E., Township Engineer

CALL TO ORDER

Chairman Wagner called the meeting to order at 6:30 p.m., in the Public Meeting Room of the Upper Saucon Township Municipal Building, 5500 Camp Meeting Road, Upper Saucon Township, Lehigh County, PA.

PLEDGE OF ALLEGIANCE

Mr. Wagner asked all in attendance to stand and recite the "Pledge of Allegiance."

NOTIFICATION

Mr. Wagner announced that all public sessions of the Upper Saucon Township Board of Supervisors are electronically recorded. The recordings are maintained as part of the record of the meeting until the minutes are transcribed and approved by the Board.

PUBLIC COMMENT

None

PUBLIC ANNOUNCEMENTS

Chairman Wagner made the following announcements:

- Electronics Recycling Day is scheduled for April 25 from 9 a.m. until 12 p.m. at the Southern Lehigh Public Library.

- Township Water Department will be flushing fire hydrants from May 11 through May 22 during the overnight hours.

SUBDIVISIONS & LAND DEVELOPMENTS

Revised Land Development Plan For Mountain Glen – Resolution No. 2015-17

Motion made by Mr. Leonard and seconded by Mr. Benner to adopt Resolution No. 2015-17 conditionally approving the revised final land development plan for the Mountain Glen Subdivision which would eliminate the emergency access drive and easement through lots 28 and 29.

Mr. Beil said the Township Fire Chief was of the opinion the emergency access drive through lots 28 and 29 could be eliminated without compromising the safety of residents living in the Mountain Glen Development.

The motion was approved by a vote of 5 to 0.

MINUTES

None

ORDINANCES

None

RESOLUTIONS

None

MOTIONS

Exoneration of Delinquent Taxes – 5002 Route 309, Lot 710

Motion made by Mr. Benner and seconded by Mr. Leonard to exonerate the Lehigh County Tax Claim Bureau from collecting delinquent 2013 Township Real Estate taxes on the property at 5002 Route 309, Lot 710, (Property Identification No. 641477632291 49) pursuant to correspondence dated April 6, 2015 from Northeast Revenue Services, agent for Lehigh County Tax Claim Bureau.

The motion was approved by a vote of 5 to 0.

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION/DISCUSSION ITEMS

Review Agenda for Zoning Hearing Board Meeting on May 4, 2015

The Board reviewed the Verizon Wireless appeal which is on the docket for the May 4, 2015 Zoning Hearing Board meeting.

Attorney Catherine Durso was present on behalf of Verizon Wireless. She said Verizon Wireless is requesting zoning relief in order to construct a 110 foot tall cell phone tower on the property at 4001 Schoolhouse Lane. She said the cell tower is needed to improve service in the area.

No action was taken as it was determined the Zoning Hearing Board could handle the Verizon Wireless appeal without input from the Board of Supervisors.

Cancellation of Board of Supervisors meeting scheduled for April 27, 2015 due to lack of agenda items

It was the consensus of the Board to cancel the meeting scheduled for April 27, 2015.

Official Township Map – review proposed changes

Mr. Beil said the Official Township Map is 6 years old and needs to be updated. Township staff, in consultation with the Township Engineer, prepared an updated Map for the Board to review. Mr. Beil briefly described the proposed updates and explained how the proposed Map differs from the current Map. It was the consensus of the Board that the Township Solicitor should draft the appropriate ordinance to adopt the updated Official Township Map, and this ordinance, along with the updated Map, should be forwarded to the Township Planning Commission for review and comment.

Request for the Township to accept a Bond rather than a Letter of Credit to secure the completion of all required public improvements for the HMB Management Hotel and Banquet Center

Attorney Catherine Durso was present on behalf of HMB Management. She asked the Board to consider allowing HMB Management to post a Bond rather than a Letter of Credit to secure the public improvements for the proposed hotel and banquet center at 3300 Center Valley Parkway.

Solicitor Dimmich strongly recommended requiring a Letter of Credit, pointing out that a Letter of Credit afforded the Township greater protection than a Bond. He said a Letter of Credit is the standard and preferred form of financial security in these situations.

It was the consensus of the Board that HMB Management should post a Letter of Credit as recommended by the Township Solicitor and required by Resolution No. 2014-28 which approved the HMB hotel project.

Recognition of the outstanding efforts put forth by the Township's Public Works employees this past winter in providing critical public services under very difficult conditions

The Board discussed ways to recognize the employees of the Public Works Department for the outstanding job they did this past winter dealing with multiple snow storms and water main breaks.

Motion made by Mr. Leonard and seconded by Mr. Benner to recognize the hard working and dedicated employees of the Public Works Department by pursuing the following course of action:

- The Township Manager is directed to prepare a resolution designating May 17 – 23, 2015 as “Public Works Week” in Upper Saucon Township. The resolution will be considered for possible adoption at the Board’s next meeting.
- On Friday, May 22, 2015, all full-time, non-administrative employees in the Public Works Department will work from 7:00 a.m. to 11:00 a.m. and be given rest of the day off without loss of pay as a reward for their outstanding service.

The motion was approved by a vote of 5 to 0.

COMMITTEE REPORTS

Planning & Zoning Committee Meeting of March 25, 2015 – Supervisor Leonard

Mr. Leonard summarized the issues discussed at the Planning and Zoning Committee meeting held on March 25, 2015. He said a large number of residents attended the meeting in opposition to the proposal by Kay Builders for an Age Qualified Community at Landis Mill Road and Old Bethlehem Pike. The Committee recommended Kay Builders make a presentation to the full Board. The Committee also discussed the impervious coverage requirements in the Zoning Ordinance and their applicability to swimming pools. Ultimately, the Committee decided swimming pools should be treated as impervious surfaces when interpreting the Zoning Ordinance.

Mr. Beil asked if he should invite Kay Builders to the next Board meeting to make a presentation on the proposed Age Qualified Community. The Board of Supervisors was not receptive to considering Kay Builders request to have the property at Landis Mill Road and Old Bethlehem Pike designated as an Age Qualified Community. The Township Manager was instructed to inform Kay Builders that there is no need for them to make a presentation to the Board.

Emergency Services Committee Meeting of April 1, 2015 – Supervisor Leonard

Mr. Leonard said the Emergency Services Committee met on April 1, 2015 to consider a request by two residents for the Township to regulate indoor fireplaces. He said approximately 125 residents attended the meeting. The vast majority of the residents were not in favor of the Township regulating indoor fireplaces, and the Committee decided not to pursue the matter.

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Benner and seconded by Mr. Leonard to authorize payment of the Prepaid Invoice List and Warrant List #04132015 dated 04/10/2015.

The motion was approved by a vote of 5 to 0.

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

None

EXECUTIVE SESSION

At approximately 7:47 p.m., the Board met in Executive Session to discuss:

- Possible land acquisition by the Township.
- Strategy for upcoming contract negotiations with both the police and public works unions.

The Board returned from executive session at approximately 8:30 p.m.

ADJOURNMENT

Motion made and seconded to adjourn the meeting.

The motion was approved by a vote of 5 to 0.

The meeting was adjourned at approximately 8:31 p.m.

Secretary

