

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, June 13, 2016 – 6:30 P.M.
Township Municipal Building

Members Present: Stephen Wagner, Chairman
Patrick M. Leonard, Vice Chairman
Dennis E. Benner
Brian J. Farrell

Members Absent: Philip W. Spaeth

Staff Attending: Thomas F. Beil, Township Manager
Robert E. Kassel, Jr., Assistant Township Manager
Jeffrey Dimmich, Township Solicitor
Kevin Chimics, P.E., Township Engineer
Patricia Lang, Director of Community Development

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:

- The Summer Concert Series will return to the Upper Saucon Township Community Park with four concerts:
 - June 16 at 7:00 p.m. - The Ultra Kings
 - June 30 at 7:00 p.m. - Gesture Without Motion
 - July 14 at 7:00 p.m. - Chelsea Meyer
 - July 28 at 7:00 p.m. - Lizanne Knott

- The Environmental Advisory Council will hold more Backyard Natural Habitat programs in the coming weeks:
 - “Vegetable Diseases” on Monday, July 18 at 7:00 p.m. at the Southern Lehigh Public Library.
 - “Shady Secrets – Planting for Shady Areas” on Monday, August 15 at 7:00 p.m. at the Southern Lehigh Public Library.

SUBDIVISIONS & LAND DEVELOPMENTS

Wimmer Lot Line Adjustment – Resolution No. 2016-24

Motion made by Mr. Benner and seconded by Mr. Leonard to adopt Resolution No. 2016-24 conditionally approving the preliminary/final lot line adjustment plan of Gary W. Wimmer to convey approximately 2.458 acres of land from the property at 4232 Kozy Korner Road in order to enlarge the property at 4170 Kozy Korner Road.

Scott Mease of Mease Engineering was present on behalf of the applicant. Mr. Mease provided a general overview of the lot line adjustment plan and responded to questions from the Board.

The motion was approved by a vote of 4 to 0.

MINUTES

Regular Meeting of April 11, 2016

Motion made by Mr. Leonard and seconded by Mr. Benner to approve the minutes of the regular meeting of April 11, 2016.

The motion was approved by a vote of 4 to 0.

Regular Meeting of May 9, 2016

Motion made by Mr. Leonard and seconded by Mr. Benner to approve the minutes of the regular meeting of May 9, 2016.

The motion was approved by a vote of 4 to 0.

ORDINANCES

None

RESOLUTIONS

Resolution No. 2016-25 – Appointment of Special Fire Police

Motion made by Mr. Leonard and seconded by Mr. Benner to adopt Resolution No. 2016-25 appointing various individuals to serve as Special Fire Police for Upper Saucon Township.

Mr. Wagner extended a thank you to all of the Fire Department and Special Fire Police volunteers for their hard work and dedication to the Township.

The motion was approved by a vote of 4 to 0.

MOTIONS

None

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION/DISCUSSION ITEMS

Cancellation of Board of Supervisors meeting scheduled for June 27, 2016 due to lack of agenda items

It was the consensus of the Board to cancel the meeting scheduled for June 27, 2016.

Presentation by David Biddison of Traditions of America – Request for Zoning Ordinance amendment to establish an Age Qualified Community Overlay Zone on 100.3 acres of land located at 5500 Locust Valley Road (known generally as the Locust Valley Golf Course)

David Biddison, Partner with Traditions of America, indicated he was present to discuss an Age Qualified Community (AQC) Overlay for the Locust Valley Golf Course. Mr. Biddison introduced Rob Ashford who provided a brief history of the Golf Course and explained why the AQC Overlay is being pursued at this time.

Mr. Biddison said the AQC designation would not result in a density bonus for the developer because only 125 homes can be built on the site due to sewer capacity issues. He explained the benefits of an AQC development over a conservation design development. He said an AQC development generates less traffic, results in no school age children and places less of a burden on the public sewer system.

Mr. Biddison briefly reviewed the preliminary layout for the proposed AQC development. He noted the layout places a high priority on preserving open space.

Mr. Biddison asked the Board to move forward with an amendment to the Zoning Ordinance which would establish an AQC Overlay Zone on the Locust Valley Golf Course property.

It was the consensus of the Board to authorize advertisement of a Zoning Ordinance Amendment that would establish an Age Qualified Community Overlay Zone on the Locust Valley Golf Course property and to set September 12, 2016 as the tentative date to consider adoption of said Zoning Ordinance Amendment.

Review Agenda for Zoning Hearing Board meeting on July 5, 2016

Mr. Beil reviewed the two appeals on the docket for the July 5, 2016 Zoning Hearing Board meeting. The first appeal was filed by Glayton and Mariana Reis and involves a zoning violation on the property at 5270 Sky View Drive. The second appeal was filed by Traditions of America and involves an interpretation by the Zoning Officer.

A lengthy discussion ensued regarding the Reis appeal. It was the consensus of the Board that the Township Solicitor should appear before the Zoning Hearing Board and represent the Board of Supervisors as an objector in the appeal of Glayton and Mariana Reis (Appeal No. 2016-07).

David Biddison, Partner with Traditions of America, addressed the Board concerning the zoning appeal filed by Traditions of America (Appeal No. 2016-10). Mr. Biddison said the appeal involves an interpretation issued by the Zoning Officer that adversely affects the Traditions of America development at the northwest corner of Lanark Road and West Hopewell Road. He explained the rationale for the appeal and why he believes the zoning officer's interpretation is incorrect. The Board of Supervisors did not take a position on this appeal.

COMMITTEE REPORTS

None

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Leonard and seconded by Mr. Benner to authorize payment of the Prepaid Invoice List and Warrant List #06132016 dated 06/10/2016.

The motion was approved by a vote of 4 to 0.

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

None

EXECUTIVE SESSION

At approximately 7:24 p.m., the Board met in executive session to discuss the possible acquisition of property by the Township.

The Board returned from executive session at approximately 7:58 p.m.

ADJOURNMENT

Motion made by Mr. Benner and seconded by Mr. Farrell to adjourn the meeting.

The motion was approved by a vote of 4 to 0.

The meeting was adjourned at approximately 7:59 p.m.

Secretary

