

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, March 13, 2017 – 6:30 P.M.
Township Municipal Building

Members Present: Patrick M. Leonard, Vice Chairman
Dennis E. Benner
Brian J. Farrell
Philip W. Spaeth

Members Absent: Stephen Wagner, Chairman

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

CALL TO ORDER

Vice Chairman Leonard 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. Leonard asked all in attendance to stand and recite the “Pledge of Allegiance.”

NOTIFICATION

Mr. Leonard 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

Mr. Leonard made the following announcements:

- The Township Tax Collector’s schedule for 2017 has been released and is available on the Township’s website.

- The Spring-Summer-Fall hours for the Leaf and Yard Waste Drop-Off Center have been posted on the Township's website.
- The Environmental Advisory Council will host a Backyard Natural Habitat Workshop entitled "Organic Gardening" on Monday, March 20 at 7:00 p.m. at the Southern Lehigh Public Library.
- There will be a Rain Barrel Workshop on Saturday, April 8 from 9:00 a.m. to 1:00 p.m. at the Upper Saucon Township Community Park. Registration is required and more information can be found on the Township's website.
- There will be an Electronics Recycling Event on Saturday, April 22 from 9:00 a.m. to 12:00 p.m. at the Southern Lehigh Public Library. Additional information can be found on the Township's web site.

SUBDIVISIONS & LAND DEVELOPMENTS

Norris/Podorsky Lot Line Adjustment – Resolution No. 2017-16

Motion made by Mr. Benner and seconded by Mr. Spaeth to adopt Resolution No. 2017-16 conditionally approving the preliminary/final lot line adjustment plan of Theodore and Pamela Norris and Nancy Podorsky to adjust the lot line between the properties at 6666 Gun Club Road and 6598 Faith Avenue.

John Deschu identified himself as the person who prepared the Plan.

Mr. Deschu said the new deeds have been prepared and will be given to the Township.

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

MINUTES

Regular Meeting of January 23, 2017

Motion made by Mr. Benner and seconded by Mr. Spaeth to approve the minutes of the regular meeting of January 23, 2017.

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

Regular Meeting of February 13, 2017

Motion made by Mr. Farrell and seconded by Mr. Benner to approve the minutes of the regular meeting of February 13, 2017.

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

ORDINANCES

Ordinance No. 162 – Prohibiting The Use of Engine Brake Retarders On A Section of Route 309 Northbound

Motion made by Mr. Benner and seconded by Mr. Farrell to adopt proposed Ordinance No. 162 prohibiting the use of engine brake retarders on a section of Route 309 Northbound between Passer Road and Camp Meeting Road.

Jim McCaughin, 3662 Station Avenue – Mr. McCaughin spoke in favor of the Ordinance due to the constant truck noise he hears day and night.

Greg Rikli, New Street, Center Valley – Mr. Rikli was in favor of the Ordinance. He asked why the ban is only for northbound traffic. Mr. Beil said PennDOT will not allow the ban along southbound Route 309.

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

RESOLUTIONS

None

MOTIONS

Sale of Used Township Vehicles

2013 Ford Utility Police Interceptor

Motion made by Mr. Benner and seconded by Mr. Spaeth to authorize the sale of a 2013 Ford Utility Police Interceptor (VIN#1FM5K8AR0DGC21005) to Gurdev Singh of Upper Darby, Pennsylvania for \$7,700.00.

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

2010 Ford Crown Victoria Police Interceptor

Motion made by Mr. Benner and seconded by Mr. Spaeth to authorize the sale of a 2010 Ford Crown Victoria Police Interceptor (VIN#2FABP7BV4AX100374) to Glen Hoffman of Halifax, Pennsylvania for \$2,300.00.

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

1994 John Deere 6200 Boom Mower

Motion made by Mr. Benner and seconded by Mr. Spaeth to authorize the sale of a 1994 John Deere 6200 Boom Mower (VIN#L06200H119050) to Walnutport Borough for \$20,900.00.

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

Release of Funds – Mountain Glen – Certification No. 4 (Final)

Motion made by Mr. Farrell and seconded by Mr. Benner to authorize the release of construction security in the amount of \$23,784.00 for the Mountain Glen Subdivision in accordance with the Community Development Director's memo dated March 2, 2017.

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

Release of Funds – DeSales University Upper Classmen Village, Phase 1 – Certification No. S-1

Motion made by Mr. Benner and seconded by Mr. Spaeth to authorize the release of construction security in the amount of \$57,721.40 for Phase 1 of the DeSales University Upper Classmen Village project in accordance with the Township Sewer Engineer's letter dated March 7, 2017.

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

CORRESPONDENCE & INFORMATION ITEMS

Email from Township resident expressing concerns with construction and tree removal activities occurring on the property at 6368 Glen Road (Dove subdivision)

Rachel Kramer of 6400 Glen Road said the trees recently cut down on the property at 6368 Glen Road took away much of the privacy she previously enjoyed from her backyard. She presented photos showing the impact the tree removal had on her property. She hoped her neighbor would plant new trees to recreate the privacy she once had.

Mr. Beil said the trees were removed as part of the construction of a new home and driveway. It was noted the Zoning Officer looked into Ms. Kramer's concerns and determined the tree cutting taking place at 6368 Glen Road complies with the Zoning Ordinance. Mr. Beil said the person building the new home wants to be a good neighbor and would be willing to meet with Ms. Kramer to discuss planting additional trees on the property.

Ms. Kramer welcomed the opportunity to meet with the person building the new home.

It was the consensus of the Board that Township staff should facilitate a meeting between Ms. Kramer and person building the new home.

Planning Commission comments on zoning changes proposed by Kay Builders to accommodate a mixed use walkable development on 124 acres of land located along the east side of Route 309 immediately north of Pitt Ohio Trucking

Mr. Beil said the Planning Commission recommends Township staff meet with representatives of Kay Builders for the purpose of drafting new zoning regulations that would accommodate a proposed mixed use development on 124 acres along the east side of Route 309. He said the Township staff intends to move forward with the Planning Commission's recommendation, unless the Board provides direction to the contrary. He also

mentioned the Planning and Zoning Committee would provide general oversight of the ordinance drafting process.

Mr. Leonard pointed out that nothing has been approved at this point and the Board is only talking about this issue.

Judith Worsley, 5659 Landis Mill Road – Ms. Worsley spoke in favor of Kay Builders donating 90 acres of the Landis Mill property to the Township and building at the Route 309 site instead. She said development of the Landis Mill property will exacerbate existing traffic and stormwater problems in her neighborhood.

Dale Howe, 5565 Landis Mill Road – Mr. Howe said he lives across the street from the Landis Mill property and supports this new plan to preserve the Landis Mill property. He said the 124 acres along Route 309 is a better place for high density development.

Judy Krasnicke, 4537 East Valley Road – Ms. Krasnicke asked the Board to pay particular attention to stormwater issues at the Route 309 site because there are existing drainage problems in that area.

Jim Zawick, 5371 Landis Mill Road – Mr. Zawick said the Route 309 site is much better suited for development than the Landis Mill site.

It was the consensus of the Board that Township staff should follow through with the recommendations of the Planning Commission as outlined in the Community Development Director's memo of March 8, 2017.

DIRECTION/DISCUSSION ITEMS

Request by owners of Wedgewood Golf Course for Township to rezone a portion of the existing Wedgewood Golf Course from Agricultural Preservation (A) to Suburban Residential (R-2)

Mr. Beil said the owners of the Wedgewood Golf Course and representatives from Traditions of America have asked the Board to consider rezoning a portion of the Wedgewood Golf Course commonly referred to as the "Oak 9" from Agricultural Preservation (A) to Suburban Residential (R-2) in order to accommodate a proposed age qualified community.

Judge John E. Jones, III was present on behalf of Wedgewood Golf Course and Attorney David Biddison was present on behalf of Traditions of America (TOA).

Judge Jones provided background information on the Wedgewood Golf Course and the rationale for the rezoning request.

Dave Biddison gave a PowerPoint presentation which identified the area that would be rezoned from Agricultural Preservation (A) to Suburban Residential (R-2).

A lengthy discussion ensued concerning the advantages and disadvantages of the proposed rezoning request.

Mr. Leonard said the Board is not ready to take a position tonight but is open to discussing the proposal at the Board of Supervisors meeting on April 10th when Supervisor Wagner will be present. Mr. Beil was directed to place this matter on the agenda for the April 10th Board meeting.

Samantha Falcone, Chairwoman of the Planning Commission, questioned whether the Township needs more age qualified communities and expressed concern about possible adverse traffic impacts. She asked the Board to think about what is best for the Township.

COMMITTEE REPORTS

None

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Benner and seconded by Mr. Farrell to authorize payment of the Prepaid Invoice List and Warrant List #03132017 dated 03/09/2017.

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

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

Doris Clegg of 4137 Bunker Hill Drive wanted to know why the Wedgewood Golf Course rezoning request cannot be considered at the March 27th Board meeting. Mr. Beil explained the March 27th Board meeting will be dedicated to reviewing the concept plan for the new park near the Hopewell School.

EXECUTIVE SESSION

At approximately 7:42 p.m., the Board met in Executive Session to discuss the possibility of the Township acquiring an interest in real property.

The Board returned from executive session at approximately 8:09 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 to 4 to 0.

The meeting was adjourned at approximately 8:10 p.m.

Secretary

