

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, April 10, 2017 – 6:30 P.M.
Township Municipal Building

Members Present: Stephen Wagner, Chairman
Patrick M. Leonard, Vice Chairman
Brian J. Farrell
Philip W. Spaeth

Members Absent: Dennis E. Benner

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

Mr. Wagner made the following announcements:

- The Environmental Advisory Council has scheduled more Backyard Natural Habitat programs in the coming weeks:
 - “Landscaping” on Monday, April 17 at 7:00 p.m. at the Southern Lehigh Public Library.
 - “Maintaining Your Garden” on Monday, May 15 at 7:00 p.m. at the Southern Lehigh Public Library.
- 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 website.
- Penn State Agricultural extension is hosting a series of public information meetings on the Spotted Lanternfly, an invasive insect with the potential to destroy native plants and trees. The nearest meeting for Township residents will be on Saturday, April 22 at the Lehigh County Agricultural Center on Dorney Park Road in Allentown.
- The Upper Saucon Township Water Department will be flushing fire hydrants throughout the Township starting Sunday, April 30, 2017 and continuing through Friday, May 12, 2017. Hydrants will be flushed between the hours of 11:00 p.m. and 6:00 a.m. Some water customers may experience cloudy water or momentary pressure fluctuations during the late evening or early morning hours.

RECOGNITION OF POLICE CHIEF ROBERT COYLE FOR 40 YEARS OF SERVICE WITH THE UPPER SAUCON TOWNSHIP POLICE DEPARTMENT

Motion made by Mr. Leonard and seconded by Mr. Spaeth to adopt Resolution No. 2017-19 recognizing and commending Police Chief Robert Coyle for his 40 years of service with the Upper Saucon Township Police Department.

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

Stephen Wagner, Chairman of the Board of Supervisors and Dane Carroll, President of the Upper Saucon Township Police Officers Association presented a commemorative plate to Chief Coyle in recognition of his many years of dedicated service to the Township.

Chief Coyle was very appreciative of the recognition and thanked everyone for their support over the years.

PRESENTATION BY THOMAS GETTINGS AND DORIS CLEGG OF ENVIRONMENTAL ADVISORY COUNCIL – ANNUAL REPORT OF COUNCIL ACTIVITIES FOR THE CALENDAR YEAR 2016

Thomas Gettings, Chairman of the Environmental Advisory Council (EAC), and Doris Clegg, Vice Chairwoman of the EAC, presented the Annual Report of the EAC's activities for the calendar year 2016. The presentation highlighted the EAC's accomplishments during 2016 and outlined its goals for 2017. Mr. Gettings thanked the Board for being supportive of EAC's efforts to protect and preserve open space.

SUBDIVISIONS & LAND DEVELOPMENTS

Posh Properties – Revised Preliminary/Final Land Development Plan – Resolution No. 2017-20

Motion made by Mr. Leonard and seconded by Mr. Spaeth to adopt Resolution No. 2017-20 conditionally approving the Revised Preliminary/Final Land Development Plan of Posh Properties to construct an office building and a daycare facility on a 3.8 acre property located at 2615 Saucon Valley Road.

Mike Jeitner of Bohler Engineering was present on behalf of Posh Properties. Mr. Jeitner explained why the original Plan had to be revised and gave a brief summary of how the current Plan differs from the original Plan.

Mr. Jeitner responded to questions from the Board regarding the historical marker for the Master's House.

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

Lanark Commons – Preliminary/Final Land Development Plan – Resolution No. 2017-22

Motion made by Mr. Leonard and seconded by Mr. Spaeth to adopt Resolution No. 2017-22 conditionally approving the Preliminary/Final Land Development Plan of PD Lanark, LP to construct two medical office buildings on a 7.57 acre tract of land located at the northwest corner of Route 309 and Lanark Road.

Tony Ganguzza of Boyle Construction was present on behalf of PD Lanark, LP. Mr. Ganguzza responded to questions from the Board.

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

HMB Management – Revised Preliminary/Final Land Development Plan - Resolution No. 2017-21

Motion made by Mr. Farrell and seconded by Mr. Spaeth to adopt Resolution No. 2017-21 conditionally approving the Revised Preliminary/Final Land Development Plan of HMB Management to provide for construction of a portion of Recovery Drive by Saucon Creek Golf L.P.

Greg Kessell of Saucon Creek Golf, L.P. was present and responded to questions from the Board.

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

MINUTES

None

PUBLIC HEARING ON PROPOSED ORDINANCE NO. 141-M – ZONING ORDINANCE AMENDMENT

Proposed Ordinance No. 141-M modifies various provisions of the Township Zoning Ordinance relating to the number of oversized parking spaces for hotel and motel uses; the location and height of fences and walls; the number of sheds per lot; the number and size of certain signs; and the filing requirements for individual lot grading plans.

Chairman Wagner opened the hearing and asked Solicitor Dimmich to handle the proceedings.

Solicitor Dimmich briefly summarized the proposed Ordinance and said the purpose of the hearing was to accept public input on the proposed Ordinance.

Solicitor Dimmich introduced the following exhibits into the record:

- Exhibit T-1 – Complete copy of proposed Ordinance 141-M.
- Exhibit T-2 - Letter dated January 25, 2017 from Trisha Lang, Director of Community Development, transmitting proposed Ordinance 141-M to the Upper Saucon Township Planning Commission.
- Exhibit T-3 - Letter dated January 25, 2017 from Trisha Lang, Director of Community Development, transmitting proposed Ordinance 141-M to the Lehigh Valley Planning Commission.
- Exhibit T-4 – Review comments received from the Upper Saucon Township Planning Commission.
- Exhibit T-5 – Review comments received from the Lehigh Valley Planning Commission.
- Exhibit T-6 – Copy of Public Notice for proposed Ordinance 141-M which was mailed to interested parties.

- Exhibit T-7 – Copy of public notice for proposed Ordinance 141-M which was submitted to The Morning Call newspaper for publication on March 23, 2017 and March 30, 2017.
- Exhibit T-8 – Copy of actual public notice printed in The Morning Call on March 23, 2017 and March 30, 2017

The exhibits will become part of the official file which is available for public inspection at the Township Building.

Solicitor Dimmich asked if anyone from the public wished to comment on the proposed Ordinance. There was no response from the public.

Solicitor Dimmich closed the public hearing.

Adoption of Proposed Ordinance No. 141-M

Motion made by Mr. Leonard and seconded by Mr. Spaeth to adopt proposed Ordinance No. 141-M which modifies various provisions of the Zoning Ordinance relating to the number of oversized parking spaces for hotel and motel uses; the location and height of fences and walls; the number of sheds per lot; the number and size of certain signs; and the filing requirements for individual lot grading plans.

Michael Fontaine of 5982 Robin Lane had a question about the maximum height of home signs. Ms. Lang responded to Mr. Fountain's question.

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

RESOLUTIONS

Resolution No. 2017-17 – Grant Application for Rail Trail Pedestrian Bridge Over Preston Lane

Motion made by Mr. Spaeth and seconded by Mr. Farrell to adopt Resolution No. 2017-17 authorizing the submission of a grant application to the Pennsylvania Department of Conservation and Natural Resources for the purpose of obtaining funding to assist with the construction of a new rail trail pedestrian bridge over Preston Lane.

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

MOTIONS

Release of Funds – Traditions of America – Phase 2 - Certification No. 2

Motion made by Mr. Leonard and seconded by Mr. Spaeth to authorize the release of construction security in the amount of \$145,343.76 for Phase 2 of the Traditions of America development in accordance with the Township Engineer's letter dated March 21, 2017.

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

Release of Funds – HMB Management Hotel & Banquet Center – Certification No. S-1
Motion made by Mr. Spaeth and seconded by Mr. Farrell to authorize the release of construction security in the amount of \$50,451.00 for the HMB Management Hotel & Banquet Center project in accordance with the Township Sewer Engineer's letter dated March 31, 2017.

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

Appointment of Sewage Enforcement Officers

Motion made by Mr. Spaeth and seconded by Mr. Farrell to appoint Jacob A. Schray (SEO #03134), Christopher A. Taylor (SEO #03138), Gregory C. Gray (SEO #03945) and Scott J. Brown (SEO #01716) of Hanover Engineering Associates, Inc., as sewage enforcement officers to act on behalf of Upper Saucon Township for administration and enforcement of the Pennsylvania Sewage Facilities Act.

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

Appointment to Zoning Hearing Board (Alternate)

Motion made by Mr. Farrell and seconded by Mr. Spaeth to appoint Richard Woodring, Jr., as an Alternate Member of the Upper Saucon Township Zoning Hearing Board for a three year term expiring on December 31, 2019.

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

Resignation Of Current Alternate Member of Saucon Rail Trail Oversight Commission And Appointment Of New Member

Motion made by Mr. Farrell and seconded by Mr. Spaeth to accept the resignation of Susan Anderson as an Alternate member of the Saucon Rail Trail Oversight Commission effective immediately.

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

Motion made by Mr. Spaeth and seconded by Mr. Farrell to appoint Luke Albrecht as an Alternate member of the Saucon Rail Trail Oversight Commission to serve at the pleasure of the Board of Supervisors.

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

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION/DISCUSSION ITEMS

Cancellation of Board of Supervisors meeting scheduled for April 24, 2017 due to lack of agenda items

It was the consensus of the Board to cancel the meeting originally scheduled for April 24, 2017.

Request for PennDOT to reduce the existing 40 mph speed limit along a section of Route 309 Northbound between Route 378 and Camp Meeting Road

Mr. Beil reviewed a letter he wrote to PennDOT expressing support for a reduction in the speed limit along a portion of northbound Route 309 between Route 378 and Camp Meeting Road. Mr. Beil indicated that some Board members were of the opinion that his letter was too strongly worded and should have simply requested that PennDOT perform a speed study rather than expressing support for a speed limit reduction. The Board discussed whether it was appropriate for the Township Manager to express support for speed limit changes on State Highways without input from the Board. It was the consensus of the Board that all speed limit reductions and stop sign installations should be reviewed and decided by the Board, after which time the Board's position will be communicated to the appropriate parties. With respect to possibly reducing the speed limit on northbound Route 309, the Board will wait for PennDOT to weigh-in on the issue before taking any further action.

Request by co-owner 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)

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

Judge Jones and Mr. Biddison were before the Board about a month ago to request that a portion of the Wedgewood Golf Course be rezoned from Agricultural Preservation (A) to Suburban Residential (R-2) in order to accommodate a proposed age restricted community.

Mr. Biddison reviewed the rezoning request and said 160 acres of the Wedgewood Golf Course would be permanently preserved as part of the proposal.

Judge Jones described the rationale for the rezoning request.

Messrs. Jones and Biddison responded to questions from the Board.

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

Messrs. Wagner and Leonard mentioned the Township is in the process of updating its comprehensive plan and perhaps the zoning for the Wedgewood Golf Course should be studied as part of this process.

Messrs. Spaeth and Farrell expressed an interest in meeting with Messrs. Jones and Biddison to learn more about the proposal.

Mr. Leonard said he was opposed to the rezoning request.

It was the consensus of the Board that Messrs. Farrell and Mr. Spaeth should meet with Messrs. Jones and Biddison to discuss the rezoning request and report back to the Board with information gained from this meeting. If appropriate, this matter will be put on the agenda for a future Board meeting.

Incidents at Mt. Trexler Manor requiring police response

Solicitor Dimmich said a meeting has been scheduled with representatives from Mount Trexler Manor to discuss the Police Department's concerns regarding the nature and frequency of incidents at Mount Trexler Manor requiring a police response. He suggested the Board wait to discuss the matter until after this meeting takes place. It was the consensus of the Board to defer discussion of this matter until after the Township Solicitor and Township Manger have an opportunity to meet with representatives from Mount Trexler Manor.

COMMITTEE REPORTS

None

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Spaeth and seconded by Mr. Farrell to authorize payment of the Prepaid Invoice List and Warrant List #04102017 dated 04/07/2017.

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

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

Matt Szuchyt from Senator Pat Browne's office said he was present to listen to the business of the Township and take any comments or concerns back to Senator Browne.

A discussion ensued regarding PennDOT's approval process for reducing the speed limit on a State road.

Michael Fountaine of 5982 Robin Lane said the section of I-78 eastbound where the highway goes from three lanes to two lanes is very dangerous. He also commented on how dangerous it is to drive with several inches of snow on the roof of your car. He said the police should fine drivers who don't clear snow from their cars.

Mr. Fountaine expressed concern with increased traffic congestion at the intersection of Route 309 and Center Valley Parkway if the Wedgewood Golf Course is developed.

Mr. Spaeth inquired about the proposed grade separated interchange at Route 309 and Center Valley Parkway. Mr. Szuchyt said Senator Browne is aware of the project and its importance to the Township.

EXECUTIVE SESSION

None

ADJOURNMENT

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

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

The meeting was adjourned at approximately 8:36 p.m.

Secretary

