

# UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, September 4, 2018

4774 Saucon Creek Road

Chairman Bruce Bush called to order the regular meeting of the Upper Saucon Township Municipal Authority at approximately 6:04 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.

## MEMBERS PRESENT:

Bruce Bush – Chairman

Joaquin (Jack) DeMatos - Vice Chairman

Mark Sullivan – Treasurer

Ronald Reybitz - Asst. Secretary and Asst. Treasurer

Ryan Holmes - Secretary

## STAFF PRESENT:

Karl E. Schreiter Jr. P.E., Engineer

Chris Cope, UST Director of Water and Sewer Resources

John Guignet, UST Assistant Director of Water and Sewer Resources

## STAFF ABSENT:

Gary A. Brienza, Esquire, Solicitor

## NOTIFICATION:

All public sessions of the Upper Saucon Township Municipal 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.

## VISITORS:

None

## PUBLIC COMMENT:

None

## MINUTES:

A motion was made and seconded to approve the meeting minutes for August 6, 2018 with the following change:

Removed the motion to approve the Treasurer's Report.

Motion passed unanimously.

## CORRESPONDENCE COMMENTS:

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

(NOTE: This is a summary of the correspondence prepared by the Chairman. Details must be obtained by reading the actual correspondence)

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Date of letter: 8/7/2018

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

Letter sent to: Tom Beil, UST and others

Subject: Sunset Drive/ Ackermans Lane.....Payment Request #2 and #3

(Attached) are pay requests # 2 and # 3 from RGC as approved by the Authority last night. Please process for payment.

Date of letter: 8/7/2018

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: Brinley Court.....Pumping Station.....Part 2 Permit Review

We reviewed the following:

Part II Water Quality Management Permit Application for the Brinley Court Development Pump Station as prepared by Ebert Engineering, Inc., dated 5/23/2018

Design Calculation dated 5/23/2018

Brinley Court Pump Station dated 5/8/2018

Proposed subdivision consists of 217 residential units.

Proposed subdivision will discharge sewage to the existing sanitary sewers located in Gun Club Road at the intersection with White Oak Lane. Once the TOA at Locust Valley is constructed the sewage will be redirected to the TOA pump station. The TOA pump station will then pump all of the sewage using the remaining portion of the Brinley Court force main.

We offer the following comments:

Hydraulic calculations were based on use of a PVC force main. Based on our previous discussions, we will require the force main use 401 Projecto lined ductile iron pipe. The plans did not include any drawings for the force main. Therefore, it is unclear how the calculations for the pump requirements were finalized.

In addition, we have attached comments provided by Hanover Engineering and Paragon that must be addressed also.

Since the force main details were not provided with the submission, final review has not been completed. PADEP informed us via a recent phone conversation that the PADEP Part II application for the pump station must include the entire collection system serviced by the pump station.

Date of letter: 8/8/2018

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: Brinley Court.....Final Plan Review

We reviewed the Final Subdivision Plans (Phase 1) dated 1/17/2014 as revised through 7/13/2018. Phase one consists of 66 of the 217 residential units. All residential development will be located in UST. The Springfield Township area of the property has been shown to be used for recreational area. Proposed subdivision will discharge sewage to the existing sanitary sewers located along Gun Club Road. The design of the pump station and associated force main were not included with this plan submission.

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Note: see the letter for specific comments on the sheets that were reviewed. Many of the comments were regarding notes to be added to the sheets regarding reference to UST specs.

Date of letter: 8/8/2018

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

Letter sent to: Veronica Casey-Shaffer, H & K Group

Subject: Oakhurst Storm Sewer Improvements Sanitary Sewer Submittals Review (Attached) are our reviews of the latest sanitary sewer submittals.

Date of letter: 8/8/2018

Letter from: Karl Schreiter, SEA

Letter sent to: Patricia Lang, UST

Subject: Sacred Heart Senior Living.....Review of Preliminary Plans

We reviewed the subject as prepared by Liberty Engineering, dated 7/9/2013 with revisions through 6/28/2018.

Proposed facilities will be built in the area of Saucon Drive, Hartman Drive and Old Bethlehem Pike. The project will now include.....5 twin residential units.....one 3-story, 45,359 sf independent living unit.....one 4-story, 115,376 sf assisted living unit. In addition, 21 existing residential units will be demolished as part of the project.

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

Karl had no comments on the sheets he reviewed except for the Utility Plan. The utility plan comment was the lateral servicing the independent living facility cannot enter the existing manhole at its current arrangement.

Developer must resubmit an Industrial Pretreatment Wastewater Discharge Application for the proposed facilities. Developer must request that the current permit that was issued for the Alzheimer unit be rescinded due to the change in the building usage. A revised Planning Module must be submitted and must include flow projections for the revised building.

Date of letter: 8/9/2018

Letter from: Chris Cope, UST (e-mail)

Letter sent to: Residents affected by the Station Ave. Sewer Extension Project --- Update

After a little scare today by unearthing an abandon, unmarked gas line along Station Ave. we are progressing towards the final stretch of the sewer installation project. As a precaution, UGI was immediately called on-site and they determined that the gas line was not live, properly shut-off and not in service for a long time. No future concerns are expected. Gressley Tree Service will be working between the addresses of 1475 and 1505 Station Ave. next week to remove some easement trees so we can finish the project. Thank you for your patience and we apologize for an inconveniences this construction my cause.

Date of letter: 8/9/2018

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

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Letter sent to: Veronica Casey-Shaffer, H & K Group  
Subject: Oakhurst Storm Sewer Improvements Sanitary Sewer Submittals Review  
(Attached) is our review of the sewer submittals for the subject project.

Date of letter: 8/13/2018

Letter from: Chris Cope, UST (e-mail)

Letter sent to: Bruce Bush

Subject: Update

Looks like a centralized storm really played havoc on the Coopersburg and Hellertown areas. The plant held up fine and we recorded only 2.3" of rain on Saturday with a peak flow of 7.8 MGD. Had the staff in for a while on Saturday but, overall, it looks as if we fared a little better than those areas just south of Upper Saucon.

Date of letter: 8/14/2018

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

Letter sent to: Bruce Bush and others

Subject: Brinley Court / TOA Act 537 Plan Special Study -- PA Bulletin Publication

I received a call from Jim Ridgik today regarding the study. The Notice will be published in the August 25 or September 1 issue of the Bulletin. A copy of this notice should be obtained by all parties and placed with the Study.

Date of letter: 8/23/ 2018

Letter from: Gary Brienza, Solicitor

Letter sent to: Ryan Durkin, Esq.

Subject: Center Valley Lodging, LLC.....GOL Steakhouse, 6034 Main Street, Center Valley. PA

In reference to our phone conversation a little more than two weeks ago, I need a proposed date(s) for the Township staff and professionals to review/inspect the interior of your client's restaurant with, more specifically, a focus on the grease trap.

Date of letter: 8/23/2018

Letter from: Gary Brienza, Solicitor

Letter sent to: Mark Malkames, Esq.

Subject: Saucon Valley Crossings Development

In reference to my prior correspondence, I believe that either you or another representative from the developer was planning to discuss, with the adjacent property owners, a widening of the easement on their land. I would appreciate you providing any and all new information that is relevant.

Date of letter: 8/24/2018

Letter from: Rachel Dwinal, Paralegal to Gary Brienza

Letter sent to: Karl Schreiter, SEA and others

Subject: Easements (Station Ave Sewer Extension)

(Attached) is a copy of the correspondence sent to Ms. Kane and Mr. and Mrs. Farris regarding original Easements for their review and signature.

Farris - 1480 Station Ave

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Kane - 1505 Station Ave

Date of letter: 8/27/2018

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

Letter sent to: Lyne Miller, UST

Subject: Copperhead Planning Module

(This e-mail was in response to an e-mail Karl received from Lyne regarding the subject. Lyne informed Karl and Chris that the Copperhead has not paid for any additional EDU's for the land development expansion that is now underway. The current water use at the facility is 4,271 gpd (based on 2016 2nd qtr. water use). The estimated water use of the expanded facility is 7,190 gpd which represents an increase of 2919 gpd of water use. This increase represents an increased sewage flow of 3,748 gpd or 17 equivalent dwelling units). I need verification that I should alert Copperhead representatives about these charges. They are looking at a charge of \$53,580.00 for 17 sewer EDU's and \$33,450.00 for 17 water EDU's. They are currently on a meter for water/sewage usage.)

Karl's reply.....The use was never updated since the original "gentlemen's club". I checked with Dan and it was still that use in 1973 when he started. Since then, it went through several owners as a restaurant to what it is now. It appears the tapping fees were never adjusted for the additional water use.

Date of letter: 8/29/2018

Letter from: Gary Brienza, Solicitor (e-mail)

Letter sent to: Bruce Bush and others

Subject: Saucon Valley Crossings

I did not receive the draft letter to the residents referenced by Malkames in paragraph one of the (attached). I have followed up and asked that it be sent to me again/for the first time. I will provide that when it arrives and provide a copy to all of you as well.

Date of letter: 8/29/2018

Letter from: Patty, Malkames Office (e-mail)

Letter sent to: Karl Schreiter, SEA and others

Subject: Draft letter to Tenants

See (attached) proposed letter to the neighbors regarding the easement. We have not yet sent any letters to the Tenants.

Date of letter: 8/29/2018

Letter from: Gary Brienza, Solicitor (e-mail)

Letter sent to: Patty, Malkames Office

Subject: Draft letter to Tenants

Tell Mark I'm fine with this.....and to send asap. If Mark needs I can provide him with our standard easement language.

Date of letter: 8/29/2018

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

Letter sent to: Kevin Chimics, Hanover Engineering

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Subject: HMB

Have your surveyors check this. It is OK and meets the actual alignment as shown on the Ott Plan, it must be recorded.

(This reply was to Kevin/s e-mail stating.....(Attached) is the revised Easement Plan for the HMB Hotel as well as the revised Sanitary Sewer Easement -1 description. The Plan shows the corrected sanitary sewer easement location. Let us know if you have any questions or comments.)

Date of letter: 8/30/2018

Letter from: Kevin Chimics, Hanover Engineering (e-mail)

Letter sent to: Karl Schreiter, SEA

Subject: HMB

We reviewed the (attached) Description of Sanitary Easement -1 on Lands of Lot A, prepared by Ott Consulting Inc. and dated 8/28/2018, and the HMB Management Hotel and Banquet Center Preliminary/Final Easement Plan, prepared by Ott Consulting Inc. and last revised 8/28/2018 and offer these two comments (see the actual letter for the comments).

Date of letter: 8/30/2018

Letter from: Tom Dinkelacker, DDA Law Office (e-mail)

Letter sent to: Kevin Chimics, Hanover Engineering and Gary Brienza

Subject: HMB

Gary-----will you be prepping the Easement for the Authority and the Township?

\*\*\*\*\*end of correspondence list for September's meeting

Mr. DeMatos asked for clarification on the Copperhead Grille planning module. Mr. Schreiter said he discovered they have only been billed for one EDU since 1973 but are using much more water. He said the matter is with Tom Beil now to decide how to proceed.

## SOLICITOR'S REPORT:

The Solicitor's Report dated September 8, 2018 was presented by Mr. Bush in Solicitor Brienza's absence.

Mr. Bush asked for an update on the Tapping Fee Ordinance. Mr. Schreiter said the Board of Supervisors approved it. However, the portion related to costs is to be done by a resolution. He said they are waiting on Solicitor Dinkelacker to draft it.

## ENGINEER'S REPORT

Karl Schreiter, PE, presented Engineer's report dated August 31, 2018.

On the Sunset Drive/Ackerman's Lane sewer project, Mr. Schreiter said the project is done and lines have been tested. The results are not in yet. The lines need to be TV'd as well.

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Mr. Schreiter said Cooper Farms finally has their permit approved by PennDot. He has not heard any other news on the matter.

Mr. Schreiter said the flow data looks really good, especially the North Branch. He said all the work is paying off.

Mr. Schreiter has one motion to be approved at tonight's meeting.

## SUPERINTENDENT'S REPORT:

Mr. Cope said that they are continuing work on Station Avenue. They ran into lots of groundwater that caused issues. There was an equipment break but work will restart next week.

Mr. Cope said manhole to manhole lining on Laurel Lane is done and cracks are sealed.

Mr. Cope said Advanced Rehab was in to do a demo lining on Clover Drive. There is a root issue there.

Mr. Cope said a replacement has been found for the retiring employee. He is hiring Brian Denofa who currently works for the Roads Department.

Mr. Cope said there is an issue with the new Sacred Heart building. They were approved to build a two-story Alzheimer's unit but build a three-story independent living facility instead. Each unit has a kitchenette. Sacred Heart needs to give the Township more information. Mr. Schreiter said that the agreement needs to be revised since something different was built than what was agreed on.

## TREASURER'S REPORT:

Mr. Sullivan reported that an expense reimbursement of \$22.00 was issued to Chairman Bush. He also reported interest received. The ending balance is \$1,127.11.

Motion made and seconded approving the Treasurer's Report.

Motion passed unanimously.

## MOTION (S):

Motion made and seconded to approve Payment Request #4 regarding Sunset Drive/Ackermans Lane Sewer Project, dated June 18, 2018 from RGC Development, LP for \$136,530.00. Ref: SEA letter dated 8/22/2018

Motion passed unanimously.

## UNFINISHED BUSINESS:

A. Unconnected Sewer Analysis

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Reference SEA's letter dated 1/8/2014. Study identified 53 potential properties that should be connected to the sanitary sewers. (1) Update of the status of the letter that the Authority recommended be sent to the "53"; (2) Status of the request for an Ordinance to cover the inspection of the laterals prior to sale of the property.

## B. Easement Problems

## C. Oakhurst Drive Project

Ref: Meeting minutes from the March 6, 2017 meeting. Installation of gravity and low pressure sewers to the area east of the I-78 bridge.

Solicitor Brienza is going to send easement letters to the residents soon.

## D. Saucon Valley Crossings Mobile Home Park

Update on the status.

## E. Station Avenue Sanitary Sewer (Spring Valley Area)

Sewer extension from MH# BB99 located adjacent to Weyhill Drive will be installed to service existing homes located along Station Avenue.

## F. Karl's replacement.....Karl is retiring December 31, 2018.

Mr. Bush prepared a draft letter to Tom Beil that was reviewed by Mr. Cope, Mr. Guignet and Solicitor Brienza. Mr. Beil said it is up to the Authority if any changes should be made. With the Municipal Authority's approval, the letter will be sent to Mr. Beil.

Motion made and seconded to authorize Chairman Bush to send the letter concerning Mr. Schreiters' retirement to Tom Biel.

Motion passed unanimously.

## NEW BUSINESS:

None

## ANNOUNCEMENTS:

Next scheduled meeting of the Authority will be Monday, October 1, 2018 @ 6:00 PM at the Water and Sewer Building.

## ADJOURNMENT:

With there being no further business to discuss, the meeting of the Upper Saucon Municipal Authority was unanimously adjourned at approximately 6:33 pm.

Respectfully submitted,

Ryan Holmes  
Secretary



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