

## MINUTES

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, July 8, 2019 – 6:30 P.M.  
Township Municipal Building

Members Present: Dennis E. Benner, Chairman  
Philip W. Spaeth  
Kimberly Stehlik

Participating Via  
Speakerphone: Stephen Wagner

Members Absent: Brian J. Farrell, Vice Chairman

Staff Attending: Thomas F. Beil, Township Manager  
Joseph Geib, Assistant Township Manager  
Jeffrey Dimmich, Township Solicitor  
Charles Unangst, P.E., Township Engineer  
Patricia Lang, Director of Community Development  
Patrick Leonard, Special Projects Coordinator

### **CALL TO ORDER**

Mr. Benner called the meeting to order at 6:34 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. Benner asked all in attendance to stand and recite the “Pledge of Allegiance.”

### **NOTIFICATION**

Mr. Benner 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**

Jennifer and Aaron Stancombe, 3828 Bittersweet Road, addressed the Board about a continuing issue with the plunge pool constructed as part of the Oakhurst Drainage Project.

Ms. Stancombe said she was assured there would be no standing water in the plunge pool located along the rear of her property. She expressed concerns with continuing water levels measuring up to two feet deep in the plunge pool. She also said the standing water is a safety concern and attracts mosquitos.

Mr. Unangst said he inspected the plunge pool and it appears to be functioning properly. He said there has been a lot of rain lately so there will be more water than normal until it is absorbed.

The Board asked the Township Engineer to investigate if minor adjustments could be made to the plunge pool to address the concerns raised by the Stancombes.

Sally Keglovits, 6121 Valley Forge Drive, asked the Board to consider adopting an ordinance that would restrict the use of consumer fireworks. She provided information on other local municipalities that have passed such ordinances. She noted consumer fireworks are being shot off at all times of the night and it is placing a stressful burden on both humans and animals.

Solicitor Dimmich said the State law is not entirely clear on the issue of whether or not municipalities can regulate consumer fireworks. He said some municipalities have taken a more aggressive approach to regulating consumer fireworks while others have taken a more conservative approach.

The Board referred Ms. Keglovits' request to the Emergency Services Committee for further review.

Gary McMenemy of 5470 Camp Meeting Road complained about vehicles constantly turning around in his driveway due to the closure of Preston Lane. He said he notified Township Police but nothing has been done.

Mr. Unangst said he would try to have additional signs placed along Camp Meeting Road to better alert drivers to the road closure and detour route.

### **SUBDIVISIONS & LAND DEVELOPMENTS**

#### Lanark Commons – 2nd Office Building – Resolution No. 2019-22

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to adopt Resolution No. 2019-22 conditionally approving the Preliminary/Final Land Development Plan of PD Lanark LP to construct a second medical office building on the property at 5445 Lanark Road.

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

#### Williams Lot Line Adjustment Plan – 5048 and 5068 East Valley Road - Resolution No. 2019-24

Motion made by Mr. Wagner and seconded by Ms. Stehlik to adopt Resolution No. 2019-24 conditionally approving the Preliminary/Final Lot Line Adjustment Plan of Thomas P.

Williams and Williams-Thomas Financial LLC to combine two existing lots into one consolidated lot.

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

## **MINUTES**

### Regular Meeting of March 25, 2019

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to approve the minutes of the regular meeting of March 25, 2019.

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

### Regular Meeting of April 8, 2019

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to approve the minutes of the regular meeting of April 8, 2019.

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

## **ORDINANCES**

None

## **RESOLUTIONS**

### Resolution No. 2019-21 – Accept Bill of Sale For Three Speed Awareness Monitors From Weyhill Woods Homeowners Association

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to adopt Resolution No. 2019-21 accepting the Bill of Sale for three (3) speed awareness monitors and related equipment from the Weyhill Woods Homeowners Association.

Mr. Beil said the Homeowners Association would like to gift the speed awareness monitors to the Township and the Bill of Sale is the legal means of transferring ownership of the monitors from the Association to the Township.

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

## **MOTIONS**

### Appointments to Southern Lehigh Public Library Board of Directors

Motion made by Ms. Stehlik and seconded by Mr. Spaeth to reappoint Diana Inglis to the Southern Lehigh Public Library Board of Directors for a three-year term expiring on June 30, 2022.

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

Motion made by Mr. Wagner and seconded by Ms. Stehlik to reappoint Bruce Eames to the Southern Lehigh Public Library Board of Directors for a three-year term expiring on June 30, 2022.

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

Motion made by Ms. Stehlik and seconded by Mr. Spaeth to appoint Rachel Pfeiffer to the Southern Lehigh Public Library Board of Directors for a three-year term expiring on June 30, 2022.

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

Motion made by Ms. Stehlik and seconded by Mr. Spaeth to appoint Candi Harmon Kruse to the Southern Lehigh Public Library Board of Directors for a three-year term expiring on June 30, 2022.

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

Request For Payment – Preston Lane Drainage & Roadway Improvements – Certification No. 7

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to authorize payment in the amount of \$93,566.02 to Horst Excavating for work completed on the Preston Lane Drainage & Roadway Improvements Project.

Mr. Unangst said Preston Lane will be open before the school year begins.

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

Designate Date And Time For Upper Saucon Township Trick Or Treat

Motion made by Ms. Stehlik and seconded by Mr. Spaeth to designate Friday, October 25, 2019 from 6:00 pm to 8:00 pm as Upper Saucon Township Trick or Treat with a rain date of Saturday, October 26, 2019 from 6:00 pm to 8:00 pm.

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

Request For Payment – Hopewell Park Project – Certification No. 3

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to authorize payment in the amount of \$117,972.35 to Barwis Construction for work completed on the Hopewell Park Project.

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

Request For Payment – Saucon Country Estates and Sunset Park Sanitary Sewer Project – Certification No. 9

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to authorize payment in the amount of \$69,240.86 to RGC Development LP for work completed on the Saucon Country Estates and Sunset Park Sanitary Sewer Project.

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

Authorization To Purchase New Mack Single Axle Dump Truck For Water/Sewer Department

Motion made by Mr. Spaeth and seconded by Mr. Wagner to authorize the purchase of a new Mack Single Axle Dump Truck through the State's CoStars Cooperative Purchasing Program in an amount not to exceed \$205,000.00.

Mr. Beil said the purchase of the truck will be charged to the 2020 budget. By ordering the truck now, the Township will avoid an anticipated price increase and insure delivery of the truck by the fall of 2020.

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

Request For Payment – Oakhurst Storm Sewer Improvements– Certification No. 9

Motion made by Mr. Wagner and seconded by Ms. Stehlik to authorize payment in the amount of \$196,132.07 to H&K Group, Inc., for work completed on the Oakhurst Storm Sewer Improvement Project.

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

**CORRESPONDENCE & INFORMATION ITEMS**

None

**DIRECTION/DISCUSSION ITEMS**

Landowner request to rezone 24.8 acre property at 5167 East Valley Road from Commercial (C) to Multi-Family Residential (R-3)

Mark Bahnick of Van Cleef Engineering presented a proposal to rezone the property at 5167 East Valley Road from Commercial (C) to Multi-Family Residential (R-3). He briefly reviewed a concept plan based on R-3 zoning which calls for the construction of 50 townhomes and 26 twin homes on the property.

Mr. Bahnick said it has been difficult to come up with a high quality commercial use for the property due to road access issues.

Dorothy Polster, 1610 Coronado Street, questioned how seven homes could be built on the Shaffer land because she thought only four homes would fit on the land.

Brad Hetrich, 3742 Clover Drive, spoke in opposition to the proposed rezoning, citing traffic, stormwater and privacy concerns. He said the more people we bring into the area the more taxes go up. He expressed concerns about higher property taxes and loss of open space.

Barbara Brader, 5402 Camp Meeting Road, said she loves where she lives and doesn't want to see it change. She wanted to know if the Shaffer house would be knocked down. She spoke against developing this parcel of land. She said the developer would get rich at the expense of existing homeowners.

Michele Schmidt, 3776 Clover Drive, was concerned about overcrowding in the School District and the need to build more schools as a result of the proposed development.

Jeff Krupa, 5100 East Valley Road, said his property is next to Putt U Miniature Golf Course. He had concerns about adding more families to the area, loss of privacy, standing water and sinkholes.

Cami Philippi, 5206 West Saucon Avenue, does not want the country setting of her neighborhood to change.

Marc Rosenberg, 5075 East Valley Road, said water runoff is already an issue, sinkholes are a concern and there are too many homes being proposed.

Saralyn Foley, 7510 Pheasant Drive, questioned how this development will affect the proposed Kay Builders site nearby. Mr. Beil said it does not affect the Kay Builders proposed site. Ms. Foley said this new development will cause water issues, too much traffic and is too dense. She spoke against changing the zoning on the property.

Tim Foley, 7510 Pheasant Drive, questioned how the Township determined the original zoning of the property. Solicitor Dimmich explained the Township's Comprehensive Plan determines how the community is to grow and the Zoning Ordinance generally conforms to this plan. Mr. Beil said the current Comprehensive Plan and Zoning Ordinance are available on the Township's website.

Joan Slota, 3880 East Hopewell Road, said roads cannot handle the extra traffic and schools will become over-populated. She added that police and fire will also become over-taxed. She noted Mr. Spaeth previously expressed support for preserving more open space.

Marsha Hudson, 3810 Clover Drive, wanted to know who the builder is, if there are endangered species on the property and how much the homes will sell for. Donny Petridis of Landis Mill Holdings said a builder has not been chosen and the price of the homes has not been set. Solicitor Dimmich said the issue of endangered species will be addressed during the land development review process.

Ms. Hudson said there is too much traffic and she does not want this development in her backyard.

Randy Bloch, 1645 Woodbridge Lane, is the owner of Putt U Miniature Golf Course located at the intersection of Route 309 and East Valley Road. Mr. Bloch said it seems residents are most concerned about the Shaffer portion of the proposed development and the new road that goes out to Camp Meeting Road. He expressed traffic and safety concerns, noting that East Valley Road is inadequate to handle today's traffic. Mr. Bloch said the property could be used as a commercial property.

Dorothy Polster, 1610 Coronado Street, suggested relocating the proposed road that goes out to Camp Meeting Road.

The Board was not in favor of rezoning the property to Multi-Family Residential (R-3).

The Board asked the Planning and Zoning Committee to explore alternatives for this property with the understanding that rezoning the property to Multi-Family Residential (R-3) is out of the question. The Committee will make a recommendation for consideration by the full Board.

Preparation of 2020 Township Budget and 5 Year Capital Budget

It was the consensus of the Board to refer this matter to the Administration and Finance Committee.

**BILLS, PAYROLL, AND COMMISSIONS**

Motion made by Mr. Spaeth and seconded by Ms. Stehlik to authorize payment of the Prepaid Invoice List and Warrant List dated 07/03/2019.

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

**ADDITIONAL BUSINESS**

None

**COURTESY OF THE FLOOR**

None

**EXECUTIVE SESSION**

At approximately 8:49 p.m., the Board met in executive session to consider the purchase of real property.

The Board returned from executive session at approximately 9:12 p.m.

**ADJOURNMENT**

Motion was made and seconded to adjourn the meeting.

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

The meeting was adjourned at approximately 9:13 p.m.

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Secretary

