

## MINUTES

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, October 14, 2019 – 6:30 P.M.  
Township Municipal Building

Members Present: Dennis E. Benner, Chairman  
Brian J. Farrell, Vice Chairman  
Philip W. Spaeth  
Kimberly Stehlik  
Stephen Wagner

Staff Attending: Thomas F. Beil, Township Manager  
Joseph Geib, Assistant Township Manager  
Patrick Leonard, Special Projects Coordinator  
Thomas Dinkelacker, Township Solicitor  
Kevin Chimics, P.E., Township Engineer  
Patricia Lang, Director of Community Development  
John Guignet, Managing Director of Water & Sewer Resources

### **CALL TO ORDER**

Mr. Benner 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. 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**

Joan Slota, 3880 East Hopewell Road, read a letter written by Brad Hetrich, 3742 Clover Drive, expressing disappointment with the Township’s efforts to preserve open space.

Ms. Slota expressed her concerns with the proposed development on the Locust Valley Golf Course, noting the open space associated with the proposed development seemed insufficient.

## **SUBDIVISIONS & LAND DEVELOPMENTS**

### **Traditions of America (Locust Valley Golf Course) - Final Land Development Plan – Resolution No. 2019**

Motion made by Ms. Stehlik and seconded by Mr. Farrell to adopt Resolution No. 2019-33 conditionally approving the Final Land Development Plan for Traditions of America (LVGC) to construct an age-qualified community consisting of 125 single family dwellings on a 101-acre tract of land generally known as the Locust Valley Golf Course located at 5500 Locust Valley Road.

Eric Nicholl, Regional Vice President, was present on behalf of Traditions of America.

Duane Wetzel, 5100 Locust Valley Road, said his main concern as an adjoining property owner was the potential for excessive water runoff from the development. He hoped the Township Engineer's stormwater reviews were accurate and he doesn't have to come back to the Board with complaints about flooding. He asked when construction of the development would start. Mr. Nicholl said site work would likely begin in Spring 2020.

Mr. Beil responded to questions and concerns raised by Mr. Spaeth regarding various aspects of the proposed development.

Mr. Spaeth mentioned the proposed development is close to an existing shooting range. He asked if Traditions of America will attempt to alert potential homebuyers of the noise from the nearby shooting range. Mr. Nicholl said potential homebuyers will be appropriately informed of the nearby shooting range.

Mr. Wagner gave a brief overview of the contentious history of this development. He noted the Township fought long and hard to get the best possible outcome with respect to this development.

Mr. Wetzel inquired about the possibility of converting the abandoned trolley line into a recreation trail. Mr. Beil responded to Mr. Wetzel's questions.

The motion was approved by a vote of 5 to 0.

## **MINUTES**

### **Regular Meeting of July 22, 2019**

Motion made by Mr. Spaeth and seconded by Mr. Farrell to approve the minutes of the regular meeting of July 22, 2019.

The motion was approved by a vote of 4 in favor, none against and 1 abstention. Mr. Benner abstained from voting because he was not present at the meeting on July 22, 2019.

Regular Meeting of August 12, 2019

Motion made by Mr. Spaeth and seconded by Mr. Farrell to approve the minutes of the regular meeting of August 12, 2019.

The motion was approved by a vote of 5 to 0.

**ORDINANCES**

None

**RESOLUTIONS**

None

**MOTIONS**

Request For Payment – Ankiewicz Enterprises, Inc. – Certification No. 2 (Contract 1)

Motion made by Mr. Spaeth and seconded by Mr. Farrell to authorize payment in the amount of \$133,007.40 to Ankiewicz Enterprises, Inc., for work completed on the Water/Sewer Department Garage.

The motion was approved by a vote of 5 to 0.

Request For Payment – Hopewell Park Project – Certification No. 6

Motion made by Mr. Wagner and seconded by Ms. Stehlik to authorize payment in the amount of \$626,830.86 to Barwis Construction for work completed on the Hopewell Park Project.

Mr. Wagner said the concrete curbs in the parking area had a very rough appearance and he asked the Township Engineer to look into this matter.

The motion was approved by a vote of 5 to 0.

Request For Payment – Hopewell Park Project – Certification No. 7

Motion made by Ms. Stehlik and seconded by Mr. Spaeth to authorize payment in the amount of \$100,046.20 to Barwis Construction for work completed on the Hopewell Park Project.

The motion was approved by a vote of 5 to 0.

Request For Payment – Ankiewicz Enterprises, Inc. – Certification No. 3 (Contract 1)

Motion made by Mr. Farrell and seconded by Mr. Wagner to authorize payment in the amount of \$155,223.00 to Ankiewicz Enterprises, Inc., for work completed on the Water/Sewer Department Garage.

The motion was approved by a vote of 5 to 0.

Release of Funds – Old Saucon Subdivision Certification No. 2

Motion made by Mr. Farrell and seconded by Ms. Stehlik to authorize the release of construction security in the amount of \$285,673.30 for the Old Saucon subdivision in accordance with the Township Engineer's recommendation made by letter dated October 9, 2019.

The motion was approved by a vote of 5 to 0.

Appointment of Managing Director of Water & Sewer Resources

Motion made by Ms. Stehlik and seconded by Mr. Spaeth to appoint John Guignet as Managing Director of Water & Sewer Resources effective November 16, 2019, at an annual salary of \$91,335.00.

The motion was approved by a vote of 5 to 0.

Temporary Construction Easements for PennDOT's Blue Church Road Bridge Replacement Project

Motion made by Mr. Farrell and seconded by Mr. Wagner to grant the Pennsylvania Department of Transportation (PennDOT) a temporary construction easement over and upon Township-owned property at 6300 Blue Church Road South in order to accommodate PennDOT's Blue Church Road bridge replacement project, and to accept PennDOT's offer of \$500.00 as just compensation for granting said easement.

The motion was approved by a vote of 5 to 0.

Motion made by Ms. Stehlik and seconded by Mr. Wagner to grant the Pennsylvania Department of Transportation (PennDOT) a temporary construction easement over and upon Township-owned property at 4981 Mill Road in order to accommodate PennDOT's Blue Church Road bridge replacement project, and to accept PennDOT's offer of \$1,500.00 as just compensation for granting said easement.

The motion was approved by a vote of 5 to 0.

**CORRESPONDENCE & INFORMATION ITEMS**

None

**DIRECTION/DISCUSSION ITEMS**

None

**BILLS, PAYROLL, AND COMMISSIONS**

Motion made by Mr. Spaeth and seconded by Mr. Wagner to authorize payment of the Prepaid Invoice List and Warrant List Dated 10/11/2019.

The motion was approved by a vote of 5 to 0.

**ADDITIONAL BUSINESS**

Ms. Stehlik announced the first public meeting of the Comprehensive Recreation and Open Space Study Committee will be held Wednesday, October 16 at 6:30 p.m. in the Public Meeting Room. The Committee will be discussing the Township's future recreation and open space needs.

**COURTESY OF THE FLOOR**

None

**EXECUTIVE SESSION**

At approximately 6:58 p.m., the Board met in Executive Session for the following reasons:

- To discuss a personnel matter involving employee pay rates.
- To consult with the Township Solicitor regarding legal aspects of the Curative Amendment filed by Kay Lehigh, LLC.

At approximately 8:55 p.m., the Board returned from Executive Session.

**ADJOURNMENT**

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

The motion was approved by a vote of 5 to 0.

The meeting was adjourned at approximately 8:55 p.m.

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Secretary