

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

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 via virtual meeting.

MEMBERS PRESENT:

Bruce Bush – Chairman

Joaquin (Jack) DeMatos - Vice Chairman

Ronald Reybitz - Asst. Secretary and Asst. Treasurer

Ryan Holmes - Secretary

Mark Sullivan – Treasurer

STAFF PRESENT:

Gary A. Brienza, Solicitor

Andrew T. Bohl, P.E., Engineer

Farley F. Fry, P.E., Engineer

John Guignet, UST Acting Director of Water and Sewer Resources

Patrick Lambert, Director of Water and Sewer Resources

Ed Rasich, UST Asst. Director of Water and Sewer Resources

VISITORS:

Mr. Frank Hanner of 5601 Daisy Lane

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.

PUBLIC COMMENT:

Mr. Frank Hanner of 5601 Daisy Lane would like to connect to public sewer. He is willing to pay to extend the sewer line from a manhole down the street from his property. Andy Bohl has reviewed his plans and has no objections. The Township would need to approve Mr. Hanner extending the sewer line 140'. A neighbor of Mr. Hanner's was also on the line and indicated that he would be interested in connecting as well but doesn't want his connection to hold up Mr. Hanner. Attorney Brienza mentioned that a "Recapture" Agreement may be necessary if other neighbors decide to hook up.

Attorney Brienza will work on and forward a Recapture Agreement to Mr. Hanner.

A motion was made and seconded to approve the sanitary sewer plan for 5601 Daisy Lane, Hanner residence. REF: Hanover Engineering letter dated 3/23/20.

Motion passed unanimously.

MINUTES:

A motion was made and seconded to approve the March meeting minutes as presented.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

Motion passed unanimously.

CORRESPONDENCE:

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)

Date list was prepared or amended: 4/3/2020, 4/16/2020, 4/21/2020, 4/24/2020, 5/2/2020

Date of letter: 3/6/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Bruce Bush

Subject: Sacred Heart Living Center.....Security Release Request.....Sanitary Sewer Improvements Only

Hanover Engineering reviewed the requested Letter of Credit Release for sanitary sewer improvements. The developer has requested a release of \$21,318.00 (\$19,380.00 for sanitary sewer plus \$1,938.00 for inspection and construction contingencies).

Sanitary sewer items on the spreadsheet submitted by the Contractor do not match the breakdown approved by the USTMA. It was determined, the following items were completed:

1. Item 15 - 8" PVC SDE 26 --- 136 LF was released
2. Item 16 - Cleanout - 4 released
3. Item 20 - 8" connection to existing manhole - 1 released

Hanover Engineering recommends the release of \$ 7,194.00 (for sanitary sewer improvements - \$ 6,540 plus \$ 654 for inspection and construction contingencies).

Date of letter: 3/6/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Bruce Bush

Subject: Lanark Commons.....Security Release Request (Final).....Sanitary Sewer Improvements Only

Hanover Engineering has reviewed the requested Letter of Credit Release for sanitary sewer improvements. The developer has requested a release of \$36,643.34 (for sanitary sewer \$33,312.13 plus \$ 3,331.21 contingency). All items have been completed related to the sanitary sewer improvements.

We recommend the release of \$ 36,643.34 for this project.

Date of letter: 3/6/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Bruce Bush

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

Subject: Stabler Center Lot 10 (3800 West Drive).....Springhill Suites Hotel.....Security Release Request (Retainer).....Sanitary Sewer Improvements only
Hanover Engineering reviewed the requested Letter of Credit Release for sanitary sewer improvements. The developer has requested a release of the \$9,669.72 retainer. All items have been completed related to the sanitary sewer improvements. Hanover Engineering recommends the release of \$9,669.72.

Date of letter: 3/23/2020

Letter from: Andrew Bohl, Hanover Engineering (email)

Letter sent to: Bruce Bush

Subject: Chapter 94 Report

I have the Report completed. I will need your signature.

(Note: The Chairman signed the report)

Date of letter: 3/30/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Calvary Bible Fellowship Church.....6782 North Main Street....Sanitary Sewer Review

Reviewed the Final Site Development Plan Set for the subject.

The project has been revised to eliminate the additional seating capacity previously proposed, thus, no additional sewage flow is projected for the subject parcel.

An approval of the Sewage Facilities Planning Module is not required by the USTMA and USSTA for the project due to the modifications to the project.

Date of letter: 3/30/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Estates at Saucon Valley.....Preliminary/Final Plan.....Sanitary Sewer Review #3.....2759 and 3131 Flint Hill Road

Reviewed the Plans for the subject. The Plans are related to the proposed 102 lot residential subdivision known as Estates at Saucon Valley located on Flint Hill Road.

The letter included two comments:

1. Manhole SMH-1074 shall be relocated so that the manhole is not located within the gutter line of the road "A" as the Township is continuing to eliminate I and I to their sanitary sewer collection system.

2. No plantings shall be located within the proposed sanitary sewer easements for the project.

Date of letter: 3/31/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

Subject: Estates at Saucon Valley.....Preliminary/Final Plan.....Planning Module Review Letter.....2759 and 3131 Flint Hill Road

Reviewed documents related to the proposed 102 lot residential subdivision know as Estates at Saucon Valley located on Flint Hill Road.

The project will consist of 102 single family dwellings. Connection to the Township's collection system is existing manhole #666 located within Flint Hill Road right-of-way. The sewage will discharge to the South Branch Interceptor at Existing manhole #18. There are 864 unallocated connections remaining in the Lower South Branch Interceptor Drainage Area. Therefore, there would be 762 remaining connections available in this drainage area of the Corrective Action Plan after approval of this subdivision. It will not impact any capacity in the upstream drainage areas of the CAP. We concur with the sanitary sewer flow projection calculations as attached to the Planning Module documents for the subdivision.

Details regarding the review should be obtained by reading this letter.

(Note: a copy of this letter was sent to each member of the Authority by email on 4/21/2020)

Date of letter: 4/1/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Lanark III.....Preliminary/Final Lot Consolidation and Land Development PlanPlanning Module Review.....5321 West Valley Road

Reviewed the UST Planning Module and PADEP Planning Module Mailer Exemption for Lanark III, dated 3/13/2020.

Project proposes the construction of a 3-story medical office building with a footprint of 12,405 square feet and a total floor area of 37,500 square feet. Ultimately, this project will consolidate 3 lots, into one lot housing 3 medical buildings, on which 2 buildings currently exist. Proposed medical buildings will be serviced through the existing sewers located in West Valley Road and the North Branch Interceptor Line.

The estimated additional sewage flows from the proposed medical building will be 1,356 gpd. Based on the Township EDU unit measurement (226 gpd/EDU) the projected flow represents six EDU's for the building.

There is sufficient allocated treatment plant and conveyance capacity for providing sewer service to this area of the Township.

We recommend the PADEP Planning Module Exemption Mailed and the UST Planning Module be approved by the USTMA and the USSTA.

Date of letter: 4/6/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Old Saucon Subdivision Phase Two.....Final Subdivision Plan.....Sanitary Sewer Review #1

Reviewed the Final Subdivision Plan Set for the subject dated February 20, 2020.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

Hanover listed in their letter ten comments regarding their review. See the letter for their comments.

Date of letters: 4/9/2020 (4 letters)

Letters from: Andrew Bohl, Hanover Engineering

Letters sent to: Patricia Lang, UST

Subject:

- 1 Brinley Court Preliminary Subdivision
- 2 Brinley Court Subdivision Final Plan (Phase 1)
- 3 Brinley Court Subdivision Final Plan (Phase 2)
- 4 Brinley Court Subdivision Final Plan (Phase 3)

No comments on letter one.

Letter two --- Developer should consider installing the sanitary sewer improvements from Manhole BC-17 to BC-16 since the temporary cul-de-sac is proposed in Phase one, but, is located within Phase 2 limits.

Letter three --- Same comment as in letter two

No comments on letter four.

Date of letter: 4/15/2020

Letter from: Tom Beil, UST (email)

Letter sent to: Bruce Bush and others

Subject: Mount Trexler Manor --- Connections to Public Sanitary Sewer

Tom forwarded the correspondence regarding the subject.

From Tom Beil's letter to Fred Ebert, dated 4/13/2020:

Fred: The closest public sewer line is located near the intersection of Chestnut Hill Road and Wagner Road. It will be at least 5 years before public sewer is available to Mount Trexler. The 2001 Act 537 Plan is still in effect, although we are currently working on an update. I suggest you meet with the Municipal Authority to discuss your idea about Mount Trexler connecting to the Lower Milford system. The Municipal Authority's next meeting is scheduled for Monday, May 4 at 6 pm at the Water / Sewer Building located at 4774 Saucon Creek Road.

(Note: a copy of Tom Beil's correspondence with a history of the request was sent to each member of the Authority on 4/15/2020 by email).

Date of letter: 5/1/2020

Letter from: Andrew Bohl, Hanover Engineering

Letter sent to: Patricia Lang, UST

Subject: Saucon Valley Crossings MHP.....Punch list Inspection and As-built Plan Review

Site inspections were performed in April and we also reviewed the Utility As-built Survey Plan.

Hanover Engineering listed seven comments regarding their site inspection and review of the Plan. See the letter for Hanover's comments.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

Date of letter: 5/1/2020

Letter from: Tom Dinkelacker, LV Law Practice (email)

Letter sent to: Andrew Bohl, Hanover Engineering & Patricia Lang, UST

Subject: Saucon Valley Mobile Home Project

I anticipate the following, maybe more:

1. Blanket easement in the streets
2. Bill of sale for water and sewer.
3. Assignment of the off-site easement.
4. Resolution by the Supervisors accepting the same.

I assume Gary will prepare a resolution for the USTMA.

*****end of correspondence list for the May meeting

CORRESPONDENCE COMMENTS:

SOLICITOR'S REPORT:

The Solicitor's Report dated May 4, 2020 was presented by Solicitor Brienza.

Attorney Brienza noted that he believes everything with Saucon Valley Crossings should be wrapped up by the June meeting.

Solicitor Brienza mentioned that all residential Oakhurst easements have been completed. The only outstanding items are the two easements from Lehigh.

Attorney Brienza said that new plans for the Corporate Parkway project were submitted by Andy Bohl that bypass D&B but will still require an easement from 3701 Corporate Parkway Partners. Gary will have a new version of the easement prepared and sent out to their attorney.

ENGINEER'S REPORT:

Andrew Bohl, PE, presented Engineer's report dated May 1, 2020.

Mr. Bohl said that made the easement revisions for the Corporate Parkway project and submitted the plans.

Mr. Bohl said that he received the joint permit in March for the Oakhurst project, but he is still waiting for the PennDOT HOP permit which should arrive any day now. Once the easements from Lehigh are received the project should be ready to go out for bid.

Mr. Bohl told the Authority that since 3/18/20 Coopersburg had one exceedance on April 13 when we had a heavy rainfall. Coopersburg also had an electronic data collector installed which will show where their flows are coming from.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

Mr. Bohl noted that the Estates at Saucon Valley, the 102-lot subdivision on Flint Hill Road has submitted a planning module for sewer allocation.

Mr. Bohl told the Authority that Lanark Commons III medical building on West Valley Road has submitted a proposal for building #3.

Mr. Bohl said that he has submitted both the quarterly CAP report and the Chapter 94 report to the DEP.

Mr. Bohl said he has received a video of a portion of the sanitary lines that have been cleaned in the Old Saucon development that he will review.

Mr. Bohl told the Authority that Saucon Valley Crossings needs to revise their as-built drawings then it will be ready to dedicate to the Township.

Mr. Bohl stated that Sacred Heart Senior Living has submitted a revised planning module for the update use.

SUPERINTENDENT'S REPORT:

Mr. Lambert told the Authority that usage has been low but there has been an increase in rags and debris at the Plant. There has also been notable I&I from all the rain that we have had recently.

Mr. Lambert said that there is a grease issue at the Promenade and that Andy Bohl may need to change their IPP requirements to increase their grease trap cleaning frequency.

Mr. Lambert noted that the new garage is moving forward but at a very slow pace.

Mr. Lambert stated that the PLC at the Spring Valley pump station went down. He will be looking into increasing the availability of back-up data at the pump stations.

TREASURER'S REPORT:

Mr. Sullivan reported that there were no disbursements this month. The report does not need approval this month. The current balance is \$720.43. Considering the total disbursements over the last several months he is going to hold off asking for a disbursement to replenish the account.

Mr. Sullivan asked Attorney Brienza about the stipends for April and Mr. Brienza said that since no meeting took place in April the Authority would not receive stipends for that month but they will get them for May even though the meeting took place remotely.

A motion was made and seconded to formally approve the previously paid invoices authorized by the Authority via email on April 20, 2020 and executed by the Chairman.

Motion passed unanimously.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

MOTION (S):

A motion was made and seconded to approve the planning module for the Lanark III land development project on West Valley Road for a total of 6 EDU's

Motion passed unanimously.

A motion was made and seconded to approve the planning module for the Estates at Saucon Valley, a residential subdivision located on Flint Hill Road for a total of 102 EDU's.

Motion passed unanimously.

A motion was made and seconded to approve the planning module for Sacred Heart Senior Living land development project for and additional 12 EDU's bringing their EDU total to 98.

Motion passed unanimously.

UNFINISHED BUSINESS:

A. Unconnected Sewer Analysis

Reference SEA's letter dated 1/8/2014. Study identified 53 potential properties that should be connected to the sanitary sewers.

Background: (1) Update on the letter that the Authority recommended be sent to the "53"; (2) The request for an Ordinance to cover the inspection of the laterals prior to sale of the property.

Status: **2/19/19**--Tom Dinkelacker had a casual discussion regarding this matter with Tom Beil. Tom's sense is that there will be some discussion regarding further review by the committee. **3/8/2019**--Tom Beil stated that Bruce would be invited to the next Public Works Committee meeting. **October 2019** - Bruce Bush mentioned that he again, recently reminded Tom Beil that he would still like a meeting with the Public Works committee regarding the unconnected sewers. **February 2020** – Bruce noted that there is still nothing new to report on the unconnected properties and that to his knowledge a date still has not been set for the Public Works committee meeting.

B. Sewer Tapping Study – Nothing new on this either. Both the unconnected properties and the sewer tapping study needs to be addressed by the Supervisors.

C. Easement Problems

D. Oakhurst Drive Project

This project will be ready to go out for bid as soon as we receive the permits from DEP.

E. Stabler Executive Parkway Sewer Issues. Ref: Letter from Karl Schreiter dated 9/19/2018. Copy of letter sent to each member of the Authority on 9/25/2018.

UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Monday, May 4, 2020

4774 Saucon Creek Road

NEW BUSINESS:

Mt. Trexler Manor has made a request to connect to public sewer. It needs to be determined whether that portion of the system has the capacity to handle the additional flow. They will need to submit plans and find out if Lower Milford has the available capacity. There would need to be an inter-municipal agreement. Andy Bohl noted that if we extend the dry lines recently put in at Sunset and Ackerman's the Mt. Trexler connection could possibly tie into that as well as St. Michael's School. It is possible there may be other residents in that area that would be interested in connecting as well. Bruce Bush said that he will get in touch with Tom Beil and let him know the matter was discussed but that the Authority needs additional information and Fred Ebert was not in attendance.

ANNOUNCEMENTS:

The next scheduled meeting of the Authority will be Monday, June 1, 2020 @ 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 7:10 pm.

Respectfully submitted,

Ryan Holmes
Secretary