

## MINUTES

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, September 27, 2021 – 6:30 P.M.  
Township Municipal Building

Members Present: Brian J. Farrell, Chairman  
Philip W. Spaeth, Vice Chairman  
John G. Inglis, III  
Dennis Benner  
Stephen Wagner

Staff Attending: Thomas F. Beil, Township Manager  
Joseph Geib, Assistant Township Manager  
Thomas Dinkelacker, Township Solicitor  
Charles Unangst, P.E., Township Engineer

### CALL TO ORDER

Chairman Farrell 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

Chairman Farrell asked all in attendance to stand and recite the “Pledge of Allegiance.”

### NOTIFICATION

Chairman Farrell 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

### ORDINANCE

None

## **SUBDIVISIONS & LAND DEVELOPMENTS**

### **Good Shepherd Rehabilitation Hospital - Preliminary / Final Land Development Plan – Resolution No. 2021-27**

Motion made by Mr. Benner and seconded by Mr. Inglis to adopt Resolution No. 2021-27 conditionally approving the Preliminary / Final Land Development Plan of Good Shepherd Rehabilitation Network to construct a transitional care rehabilitation facility on 45.26 acres at 3200 Center Valley Parkway.

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

### **Goddard School - Revisions to Preliminary / Final Land Development Plan – Resolution No. 2021-28**

Motion made by Mr. Spaeth and seconded by Mr. Wagner to adopt Resolution No. 2021-28 conditionally approving revisions to the Preliminary / Final Land Development Plan for Goddard School

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

## **MINUTES**

### **Special Meeting of July 30, 2021**

Motion made by Mr. Spaeth and seconded by Mr. Inglis to approve the minutes of the special meeting of July 30, 2021.

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

## **RESOLUTIONS**

None

## **MOTIONS**

### **Conflict Waiver for Township Solicitor**

Motion made by Mr. Benner and seconded by Mr. Inglis to approve a waiver of a conflict of interest created by a request by Monte Kalsi, a principal of ANR Development Co., Inc., that Attorney Barbara Hollenbach, a partner in the law firm of Norris McLaughlin, PA, represent Kalsi and/or ANR in a workmen's compensation matter; where the Township Solicitor, Thomas H. Dinkelacker, is also a partner in the law firm of Norris McLaughlin and is presently involved in a land development matter involving Mr. Kalsi and ANR Development Co., Inc., in the Township; with the request for a waiver being based upon the fact that there is no factual connection between these matters as the workmen's compensation claim involves an injury occurring at an ANR property in Easton, PA, and the Township matter involves a zoning, permit and land development issue in connection with an office building owned by ANR in Stabler Center in which ANR is represented by the law firm of Fitzpatrick, Lentz and Bubba. To the extent that a waiver letter will require execution by a Township

representative, the Township Manager shall be authorized to execute the same on behalf of the Township.

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

Release of Funds – Lanark III Land Development – Security Release No. 1

Motion made by Mr. Spaeth and seconded by Mr. Benner to authorize the release of construction security in the amount of \$1,714,370.48 for the Lanark III land development project in accordance with the Township Engineer's letter dated September 23, 2021.

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

**CORRESPONDENCE & INFORMATION ITEMS**

Memo dated September 27, 2021 from Thomas Young, Director of Finance – 2022  
Minimum Municipal Obligation for Township Pension Plans

Mr. Beil reviewed a memo dated September 27, 2021 from Thomas Young, Director of Finance, concerning the 2022 Minimum Municipal Obligation for the Township Pension Plans. Mr. Beil said the memo is for the Board's information only and no action is required at this time.

**DIRECTION/DISCUSSION ITEMS**

Review Agenda for Zoning Hearing Board meeting on October 4, 2021

Mr. Beil briefly reviewed the lone appeal on the docket for the October 4, 2021 Zoning Hearing Board meeting. It was determined this appeal involves a routine matter that can be handled by the Zoning Hearing Board without input from the Board of Supervisors.

**BILLS, PAYROLL, AND COMMISSIONS**

Motion made by Mr. Inglis and seconded by Mr. Wagner to authorize payment of Prepaid Invoice List Dated September 24, 2021 for Check Issue Dates 9/14/2021 – 9/27/2021 and Warrant Detail Invoice List dated September 24, 2021 for Report Date 9/27/2021.

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

**ADDITIONAL BUSINESS**

None

**COURTESY OF THE FLOOR**

Tim Foley of 7510 Pheasant Drive asked if the Supervisors had a chance to review all the maps and application materials related to the Good Shepard project. Chairman Farrell confirmed that the Supervisors had an opportunity to review these items prior to the meeting.

**EXECUTIVE SESSION**

At approximately 6:41 p.m., the Board met in Executive Session to discuss pending litigation against the Township filed by Kay Lehigh, LLC regarding the Township's denial of Kay Lehigh's Curative Amendment.

At approximately 7:59 p.m., the Board returned from Executive Session.

**ADJOURNMENT**

Motion made by Mr. Benner and seconded by Mr. Inglis to adjourn the meeting.

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

The meeting was adjourned at approximately 8:00 p.m.



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Secretary