

AGENDA

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, March 28, 2022 – 6:30 P.M.
Township Municipal Building

1. CALL TO ORDER – Brian Farrell, Chairman

2. PLEDGE OF ALLEGIANCE

3. NOTIFICATION

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.

4. PUBLIC COMMENT (Any Item On or Off the Agenda)

Please sign the Speaker Sign-In Sheet at the front desk if you wish to address the Board during the Public Comment portion of the agenda. Speakers are asked to limit their comments to 3 minutes or less.

5. SUBDIVISIONS & LAND DEVELOPMENTS

a. DeSales University Labuda Center Addition – Resolution No. 2022-10

Consideration of a motion to adopt Resolution No. 2022-10 approving the request of DeSales University to waive certain requirements of the Township's Subdivision and Land Development Ordinance and Stormwater Management Ordinance in connection with the proposed construction of an addition to the Labuda Center for the Performing Arts.

6. MINUTES

a. Special Meeting of September 29, 2021

Consideration of a motion to approve the minutes of the special meeting of September 29, 2021.

b. Regular Meeting of October 11, 2021

Consideration of a motion to approve the minutes of the regular meeting of October 11, 2021.

c. Regular Meeting of November 8, 2021

Consideration of a motion to approve the minutes of the regular meeting of November 8, 2021.

7. PUBLIC HEARING ON PROPOSED ORDINANCE NO. 141-V

Proposed Ordinance No. 141-V amends the Township Zoning Map by placing a Conservation Design Buffer Overlay Zone on 23.322 acres of land located between East Valley Road and Camp Meeting Road. The subject site is located partially in the Township's Commercial Zoning District and partially in the Township's Suburban Residential Zoning District.

- a. Open public hearing
- b. Introduction by Township Solicitor and identification of Township Exhibits
- c. Staff comments
- d. Questions by Board Members
- e. Accept public comment and input
- f. Additional questions by Board Members
- g. Close public hearing

8. ORDINANCES (for possible adoption)

- a. Proposed Ordinance No. 141-V – Designation of Conservation Design Buffer Overlay Zone
Consideration of a motion to adopt proposed Ordinance No. 141-V amending the Township Zoning Map by placing a Conservation Design Buffer Overlay Zone on 23.322 acres of land located between East Valley Road and Camp Meeting Road. [Note to Chairman: Accept public comment prior to taking vote on Ordinance.]

9. KAY LEHIGH, LLC – APPLICATION FOR CONDITIONAL USE APPROVAL

The application of Kay Lehigh, LLC, to construct 3 truck terminals and related site improvements on an approximate 119-acre property located along the east side of Route 309, north of East Hopewell Road. The site is located in the Township's Industrial and Commercial Zoning Districts. The applicant requests Conditional Use approval pursuant to Sections 484 and 905 of the Zoning Ordinance.

- a. Public Hearing on Conditional Use Application
 - Open public hearing (Night 2)
 - Introduction by Township Solicitor
 - Identification of additional Township Exhibits (T-14 thru T-18)
 - Continuation of testimony
 - Accept public comment and input
 - Additional testimony / evidence in response to public comment
 - Closing arguments and concluding statements by Parties
 - Close of record
- b. Board Discussion and Deliberation as Necessary (Executive Session if Desired)
 - Approve
 - Approve with conditions and discussion of conditions
 - Deny
- c. Board Action on Conditional Use Application of Kay Lehigh, LLC
Consideration of a motion to **[approve / conditionally approve / deny]** the Conditional Use Application of Kay Lehigh, LLC and to direct the Township Solicitor to draft an order and decision consistent therewith.

10. RESOLUTIONS - None

11. MOTIONS

- a. Accept Resignation of Current Member and Appoint New Member – Municipal Authority & Sewage Treatment Authority
 - i. Consideration of a motion to accept the resignation of Ryan Holmes from the Board of Directors of the Municipal Authority and Sewage Treatment Authority effective immediately.
 - ii. Consideration of a motion to appoint John Guignet, Jr. to the Board of Directors of the Municipal Authority and Sewage Treatment Authority for a partial term expiring on December 31, 2026.
- b. Award Bid - Corporate Parkway Sewer Line Repair Project
Consideration of a motion to award the bid for the Corporate Parkway Sanitary Sewer Line Repair Project to Doli Construction Corporation for a total bid price of \$193,450.00.

12. CORRESPONDENCE & INFORMATION ITEMS - None

13. DIRECTION/DISCUSSION ITEMS

- a. Review Agenda for Zoning Hearing Board meeting on April 4, 2022

14. BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated March 25, 2022 for Check Issue Dates: 3/15/2022 – 3/25/2022 and Warrant Detail Invoice List dated March 25, 2022 for Report Date: 3/28/2022

- Prepaid Invoice List.....\$191,097.88
- Warrant Detail Invoice List.....\$365,162.65

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated March 25, 2022.

15. ADDITIONAL BUSINESS

16. COURTESY OF THE FLOOR

17. EXECUTIVE SESSION

18. ADJOURNMENT