

# AGENDA

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, April 11, 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** - None

**6. MINUTES**

a. Regular Meeting of November 15, 2021

Consideration of a motion to approve the minutes of the regular meeting of November 15, 2021.

b. Special Meeting of November 19, 2021

Consideration of a motion to approve the minutes of the special meeting of November 19, 2021.

c. Regular Meeting of December 20, 2021

Consideration of a motion to approve the minutes of the regular meeting of December 20, 2021.

**7. PUBLIC HEARING ON NEW COMPREHENSIVE PLAN**

The purpose of the public hearing is to accept public comment and input concerning the draft 2020 Comprehensive Plan.

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) - None

**9. RESOLUTIONS**

- a. Resolution No. 2022-12 – Approving New Comprehensive Plan  
Consideration of a motion to approve Resolution No. 2022-12 adopting the 2020 Comprehensive Plan as the official Comprehensive Plan for the Township.
- b. Resolution No. 2022-11 – Recognizing Jonah C. Harley for Attaining the Rank of Eagle Scout  
Consideration of a motion to approve Resolution No. 2022-11 recognizing Jonah C. Harley for the tremendous honor he has brought his family, Boy Scout Troop and community by attaining the rank of Eagle Scout.

**10. MOTIONS**

- a. Release of Funds – Provco Pinegood Coopersburg (McDonald’s Restaurant Project) – Security Release Request 3  
Consideration of a motion to authorize the release of construction security in the amount of \$124,155.38 for the McDonald’s land development project in accordance with the Township Engineer’s recommendation made by letter dated April 5, 2022.
- b. Appointment to Environmental Advisory Council  
Consideration of a motion to appoint Billee Hurley to the Environmental Advisory Council for a three year term expiring on December 31, 2024.
- c. Release of Funds – Old Saucon Subdivision, Phase 2 – Security Release Request 2 (Sanitary Sewer Portion)  
Consideration of a motion to authorize the release of construction security in the amount of \$83,620.08 for Phase 2 of the Old Saucon Subdivision in accordance with the Township Engineer’s recommendation made by letter dated April 5, 2022.
- d. Release of Funds – Estates at Saucon Valley Subdivision – Security Release Request 6  
Consideration of a motion to authorize the release of construction security in the amount of \$301,951.27 for the Estates at Saucon Valley Subdivision in accordance with the Township Engineer’s recommendation made by letter dated April 7, 2022.
- e. Release of Funds – Good Shepherd Rehabilitation Hospital – Security Release Request 1  
Consideration of a motion to authorize the release of construction security in the amount of \$775,330.68 for the Good Shepherd Rehabilitation Hospital Project in accordance with the Township Engineer’s recommendation made by letter dated April 7, 2022.

**11. 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 3)
- 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.

**12. CORRESPONDENCE & INFORMATION ITEMS - None**

**13. DIRECTION/DISCUSSION ITEMS - None**

**14. BILLS, PAYROLL AND COMMISSIONS**

Prepaid Invoice List Dated April 8, 2022 for Check Issue Dates: 3/29/2022 – 4/11/2022 and Warrant Detail Invoice List dated April 8, 2022 for Report Dates: 3/29/2022 – 4/11/2022

- Prepaid Invoice List.....\$186,305.70
- Warrant Detail Invoice List.....\$448,302.65

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated April 8, 2022.

**15. ADDITIONAL BUSINESS**

**16. COURTESY OF THE FLOOR**

**17. EXECUTIVE SESSION**

**18. ADJOURNMENT**