

AGENDA

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, April 25, 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. EXECUTIVE SESSION

The Board will hold an Executive Session to discuss a litigation matter involving Kay Lehigh, LLC.

**6. POSSIBLE SETTLEMENT AGREEMENT – ROUTE 309 COMMERCE CENTER
(PROPOSAL BY KAY LEHIGH, LLC, TO CONSTRUCT 3 TRUCK TERMINALS AND
RELATED IMPROVEMENTS)**

Consideration of a motion to approve the Settlement Agreement between the Township, Kay Lehigh, LLC, KL Pennsylvania Investments, LLC, Terminal Leasing, Inc. and Pitt Ohio Express, Inc. with respect to the Route 309 Commerce Center and to authorize the Township Manager to execute the Settlement Agreement on behalf of the Township, subject to clarification of the obligations of KL Pennsylvania Investments, LLC, as a party to the Settlement Agreement and such minor revisions as the Township Manager shall deem appropriate, all subject to the review and approval of the Township Solicitor.

7. 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 4)
- 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.

8. ORDINANCES (for possible adoption) - None

9. RESOLUTIONS

a. Resolution No. 2022-13 – Sewage Facilities Planning Module for Saucon Overlook Subdivision

Consideration of a motion to adopt Resolution No. 2022-13 approving the Sewage Facilities Planning Module for the Saucon Overlook Subdivision at 1379 Station Avenue.

10. MOTIONS

a. Request for Payment - Water / Sewer Dept. Garage – Certification No. 8 (Contract 2 – Mechanical)

Consideration of a motion to authorize final payment in the amount of \$11,425.00 to K.C. Mechanical Service for work completed on the Water / Sewer Department Garage.

11. CORRESPONDENCE & INFORMATION ITEMS - None

12. DIRECTION/DISCUSSION ITEMS

- a. Review Agenda for Zoning Hearing Board meeting on May 2, 2022

13. BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated April 22, 2022 for Check Issue Dates: 4/12/2022 – 4/25/2022 and Warrant Detail Invoice List dated April 22, 2022 for Report Date: 4/25/2022

- Prepaid Invoice List.....\$168,579.90
- Warrant Detail Invoice List.....\$281,838.36

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated April 22, 2022.

14. ADDITIONAL BUSINESS

15. COURTESY OF THE FLOOR

16. EXECUTIVE SESSION

The Board will hold an Executive Session to discuss strategy in preparation for negotiations with the Police Union on a new collective bargaining agreement.

17. ADJOURNMENT