

MINUTES

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

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

Members Absent: Philip W. Spaeth, Vice Chairman

Staff Attending: Thomas F. Beil, Township Manager
Joseph Geib, Assistant Township Manager
Thomas Dinkelacker, Township Solicitor
Charles Unangst, P.E., Township Engineer
Patricia Lang, Director of Community Development

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

Kevin Branco introduced himself to the Board and said he’s running for the Pennsylvania State House District that represents Upper Saucon Township. He offered to answer any questions that the Board members may have.

Michele Schmidt of 3776 Clover Drive expressed concerns about trucks parking on Center Valley Parkway and Saucon Valley Road. She said the trucks pose a serious safety issue.

Mr. Beil said parking is already prohibited on these roads and appropriate “No Parking” signs are in place. He said parking violations should be reported to the police who will respond accordingly. He added that Aldi has plans to expand the truck parking area at its warehouse facility which should greatly improve the truck parking problem.

SUBDIVISIONS & LAND DEVELOPMENTS

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

Motion made by Mr. Wagner and seconded by Mr. Benner 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.

Jim Mazeika of Barry Isett and Associates was present on behalf of DeSales University. He provided a brief overview of the proposed project and explained the rationale for the waivers being requested.

The motion was approved by a vote of 4 to 0.

MINUTES

Special Meeting of September 29, 2021

Motion made by Mr. Inglis and seconded by Mr. Benner to approve the minutes of the special meeting of September 29, 2021.

The motion was approved by a vote of 4 to 0.

Regular Meeting of October 11, 2021

Motion made by Mr. Inglis and seconded by Mr. Benner to approve the minutes of the regular meeting of October 11, 2021.

The motion was approved by a vote of 4 to 0.

Regular Meeting of November 8, 2021

Motion made by Mr. Inglis and seconded by Mr. Benner to approve the minutes of the regular meeting of November 8, 2021.

The motion was approved by a vote of 4 to 0.

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.

Chairman Farrell opened the hearing and asked Solicitor Dinkelacker to handle the proceedings.

Solicitor Dinkelacker said the purpose of the hearing is to accept public comment and input relative to the proposed Ordinance. He then proceeded to briefly summarize the provisions of the proposed Ordinance.

Solicitor Dinkelacker introduced the following exhibits into the record:

- Exhibit T-1 - Complete copy of proposed Ordinance No. 141-V.
- Exhibit T-2 - Letter dated February 7, 2022 from Trisha Lang, Director of Community Development, transmitting proposed Ordinance No. 141-V to Upper Saucon Township Planning Commission.
- Exhibit T-3 - Letter dated February 7, 2022 from Trisha Lang, Director of Community Development, transmitting proposed Ordinance No. 141-V to the Lehigh Valley Planning Commission.
- Exhibit T-4 - Letter dated February 7, 2022 from Trisha Lang, Director of Community Development, transmitting proposed Ordinance No. 141-V to the Lehigh County Department of Law.
- Exhibit T-5 - Letter dated February 7, 2022 from Trisha Lang, Director of Community Development, transmitting proposed Ordinance No. 141-V to The Morning Call newspaper.
- Exhibit T-6 - Review comments received from the Upper Saucon Township Planning Commission regarding proposed Ordinance No. 141-V.
- Exhibit T-7 - Review comments received from the Lehigh Valley Planning Commission regarding proposed Ordinance No. 141-V.
- Exhibit T-8 - Copy of public notice for proposed Ordinance No. 141-V which was submitted to The Morning Call newspaper for publication on March 10, 2022 and March 17, 2022.
- Exhibit T-9 - Copies of actual public notices for proposed Ordinance No. 141-V which appeared in the legal notices section of The Morning Call newspaper on March 10, 2022 and March 17, 2022.
- Exhibit T-10 - Photographs of the Public Notice posted on February 24, 2022 on the properties at 5167 East Valley Road and 5420 Camp Meeting Road, Center Valley, PA.

Solicitor Dinkelacker noted that Exhibits T-1 through T-10 will become part of the official record of the hearing.

Attorney Joseph Piperato was present on behalf of East Valley Land Company, LLC, the entity requesting the proposed Ordinance. Attorney Piperato said he did not intend to make a presentation but was available to answer questions. In response to a request by Solicitor Dinkelacker, Attorney Piperato clarified that East Valley Land Company, LLC is specifically requesting the CDBO-2 designation for the 23.322 acres of land between East Valley Road and Camp Meeting Road. Attorney Piperato said he would confirm in writing the CDBO-2 designation is being requested in this instance.

A discussion ensued regarding the possibility of incorporating the property at 5361 Route 309 (former Denny's restaurant) into the proposed Overlay Zone. It was mentioned this property is not part of the current proposal, but could be added at a later time.

Solicitor Dinkelacker asked if anyone from the public wished to comment on the proposed Ordinance.

Randy Bloch of 1645 Woodbridge Lane expressed concerns about increased traffic on East Valley Road.

Janine Marlatt of 3775 Clover Drive had questions related to traffic, open space and housing values. Mr. Beil and Attorney Piperato responded to the questions.

Andrew Fetterman of 3723 Clover Drive had various questions concerning the proposed Ordinance. Solicitor Dinkelacker and Mr. Beil responded to the questions.

Chairman Farrell closed the public hearing.

ORDINANCES

Proposed Ordinance No. 141-V – Designation of Conservation Design Buffer Overlay Zone
Motion made by Mr. Benner and seconded by Mr. Inglis 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.

The motion was approved by a vote of 4 to 0.

PUBLIC HEARING - 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.

Attorney Dinkelacker announced the public hearing on this matter is being continued until April 11, 2022 at 7:00 p.m. at the Township Building.

RESOLUTIONS

None

MOTIONS

Accept Resignation of Current Member and Appoint New Member – Municipal Authority & Sewage Treatment Authority

Motion made by Mr. Benner and seconded by Mr. Inglis to accept the resignation of Ryan Holmes from the Board of Directors of the Municipal Authority and Sewage Treatment Authority effective immediately.

The motion was approved by a vote of 4 to 0.

Motion made by Mr. Inglis and seconded by Mr. Wagner 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.

The motion was approved by a vote of 4 to 0.

Award Bid - Corporate Parkway Sewer Line Repair Project

Motion made by Mr. Inglis and seconded by Mr. Benner 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.

The motion was approved by a vote of 4 to 0.

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION / DISCUSSION ITEMS

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

Mr. Beil reviewed the lone appeal on the docket for the April 4, 2022 Zoning Hearing Board meeting. The appeal involves a request by the Saucon Valley Country Club to construct three guest cottage buildings on 24.8 acres of land located along Weyhill Farm Road.

It was the consensus of the Board that Mr. Beil should attend the Zoning Hearing Board meeting and express the Township's support for the guest cottages being proposed by the Saucon Valley Country Club.

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize payment of 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.

The motion was approved by a vote of 4 to 0.

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

None

EXECUTIVE SESSION

At approximately 7:19 p.m., the Board met in Executive Session to discuss a personnel matter.

At approximately 8:19 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 4 to 0.

The meeting was adjourned at approximately 8:20 p.m.



Secretary