

## MINUTES

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, April 11, 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**

None

### **SUBDIVISIONS & LAND DEVELOPMENTS**

None

## MINUTES

### Regular Meeting of November 15, 2021

Motion made by Mr. Inglis and seconded by Mr. Wagner to approve the minutes of the regular meeting of November 15, 2021.

The motion was approved by a vote of 3 in favor, none against and 1 abstention. Mr. Benner abstained from voting because he was not present at the meeting on November 15, 2021.

### Special Meeting of November 19, 2021

Motion made by Mr. Inglis and seconded by Mr. Benner to approve the minutes of the special meeting of November 19, 2021.

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

### Regular Meeting of December 20, 2021

Motion made by Mr. Benner and seconded by Mr. Inglis to approve the minutes of the regular meeting of December 20, 2021.

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

## PUBLIC HEARING ON DRAFT COMPREHENSIVE PLAN

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 concerning the draft Comprehensive Plan 2020.

Solicitor Dinkelacker introduced the following exhibits into the record:

- Exhibit T-1 - Public release draft of new Comprehensive Plan 2020 for Upper Saucon Township
- Exhibit T-2 - Copy of Public Notice that ran in The Morning Call on Thursday, March 24, 2022 and Thursday, March 31, 2022
- Exhibit T-3 - Lehigh Valley Planning Commission review letter dated November 10, 2021
- Exhibit T-4 - Upper Saucon Township Planning Commission review letter dated August 16, 2021
- Exhibit T-5 - Lower Milford Township review letter dated January 28, 2022

Solicitor Dinkelacker noted that Exhibits T-1 through T-5 will become part of the official record of the hearing.

Solicitor Dinkelacker asked if anyone from the public wished to comment on the draft Comprehensive Plan.

Saralyn Foley of 7510 Pheasant Drive had various questions pertaining to the draft Comprehensive Plan. Mr. Beil and Attorney Dinkelacker responded to the questions.

Attorney Dinkelacker closed the public hearing.

### ORDINANCES

None

### RESOLUTIONS

#### Resolution No. 2022-12 – Approving New Comprehensive Plan

Motion made by Mr. Benner and seconded by Mr. Inglis to approve Resolution No. 2022-12 adopting the Comprehensive Plan 2020 as the official Comprehensive Plan for the Township.

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

#### Resolution No. 2022-11 – Recognizing Jonah C. Harley for Attaining the Rank of Eagle Scout

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

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

### MOTIONS

#### Release of Funds – Provco Pinegood Coopersburg (McDonald's Restaurant Project) – Security Release Request 3

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

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

#### Appointment to Environmental Advisory Council

Motion made by Mr. Inglis and seconded by Mr. Benner to appoint Billee Hurley to the Environmental Advisory Council for a three year term expiring on December 31, 2024.

Supervisor Inglis said Ms. Hurley is highly qualified and the Township is fortunate to have someone of her caliber join one of our boards.

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

Release of Funds – Old Saucon Subdivision, Phase 2 – Security Release Request 2 (Sanitary Sewer Portion)

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

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

Release of Funds – Estates at Saucon Valley Subdivision – Security Release Request 6

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

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

Release of Funds – Good Shepherd Rehabilitation Hospital – Security Release Request 1

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

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 Monday, April 25, 2022 at 6:30 p.m. at the Township Building.

### **CORRESPONDENCE & INFORMATION ITEMS**

None

### **DIRECTION / DISCUSSION ITEMS**

None

### **BILLS, PAYROLL, AND COMMISSIONS**

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

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

### **ADDITIONAL BUSINESS**

None

### **COURTESY OF THE FLOOR**

Tim Foley and Saralyn Foley of 7510 Pheasant Drive had various questions regarding the former Haring property and the Tumblebrook Golf Course property. Solicitor Dinkelacker and Ms. Lang responded to the questions.

Chairman Farrell called for a brief recess.

The meeting was reconvened at 7:03 p.m. Chairman Farrell noted that no additional members of the public had arrived in the meeting room during the intervening period of the recess.

### **EXECUTIVE SESSION**

At approximately 7:03 p.m., the Board met in Executive Session to discuss:

- personnel matter
- litigation filed against the Township by Kay Lehigh, LLC

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 4 to 0.

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



Secretary

