

# UPPER SAUCON TOWNSHIP MUNICIPAL AUTHORITY MINUTES

Meeting Held Tuesday, September 6, 2022

4774 Saucon Creek Road

Chairman Bruce Bush called to order the regular meeting of the Upper Saucon Township Municipal Authority at approximately 6:00 pm in the public meeting room of the Upper Saucon Township Water and Sewer Department office building, 4774 Saucon Creek Road, Upper Saucon Township, Lehigh County, PA.

## **MEMBERS PRESENT:**

Bruce Bush – Chairman

Joaquin (Jack) DeMatos - Vice Chairman

Mark Sullivan – Treasurer

Zachary Karasek – Secretary

John Guignet - Asst. Secretary and Asst. Treasurer

## **STAFF PRESENT:**

Gary A. Brienza, Esquire, Solicitor

Andrew T. Bohl, P.E., Engineer

Farley F. Fry, P.E., Engineer

Patrick Lambert, Director of Water and Sewer Resources

Ed Rasich, UST Asst. Director of Water and Sewer Resources

## **VISITORS:**

## **NOTIFICATION:**

All public sessions of the Upper Saucon Township Municipal Authority are electronically recorded. The recordings are maintained as part of the record of the meeting until the minutes are transcribed and approved by the Authority.

## **PUBLIC COMMENT:**

## **MINUTES:**

A motion was made and seconded to approve the August meeting minutes as presented.

Motion passed unanimously.

## **CORRESPONDENCE:**

Authority members may comment on the correspondence packets or the "Summary" which they received.

NOTE: (1) This is a summary of the correspondence prepared by the Chairman. Details must be obtained by reading the actual correspondence. (2) The documents listed below may apply to both the USTMA and the USSTA.

Date list was prepared or amended: 8/29/22, 8/30/22, 9/1/22

Date of email: 8/3/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Bruce Bush

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Subject: Estates at Saucon Valley Video Inspection Review, 2759 & 3131 Flint Hill Rd. The sewers were inspected and videoed on 7/21/22 and 7/22/22 by Township Staff. All sanitary sewers are acceptable and all sanitary sewers within the subdivision have been videoed and found acceptable. See the letter for details on the inspection.

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Date of email: 8/8/22

Email from: Gary Brienza, Solicitor

Email sent to: Bruce Bush

Subject: Updates

Gary forwarded a copy of an email from Tom Dinkelacker regarding the status of the following items:

Update on the Tapping Fee Ordinance; any progress - Tom's reply – No  
Blue Belle / Weyhill – The FIL was negotiated and presumably paid but you had indicated that whatever writing related to that would be provided to me - Tom's reply – I need to check, not certain what has happened.

Bruce provided a letter to Tom Beil regarding the suggestion to proceed with a lateral inspection ordinance; has this gotten any traction – Tom's reply – Not that I know of.

\*\*\*\*\*

Date of letter: 8/9/22

Letter from: Tom Beil, UST

Letter sent to: Eastern Environmental Contractors, Inc

Subject: Ultraviolet System Installation Project - Certificate for Payment #3

Enclosed is a check for \$318,015.00 for work completed on subject project.

\*\*\*\*\*

Date of email: 8/15/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Bruce Bush

Subject: Penn State Lehigh Valley Dining Hall Addition Security Release #1

Hanover Engineering recommends a release of \$77,348.70 to the letter of credit for the sanitary sewer improvements installed for the referenced project. Hanover's letter is dated 8/15/22.

\*\*\*\*\*

Date of email: 8/25/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Patricia Lang, UST

Subject: Sacred Heart Senior Living Revised Final LD Plan Submission

We reviewed the Revised Final land Development Plan set for Sacred heart Senior Living, dated 7/1/22 prepared by System Design Engineering, Inc related to the proposed land development project known as Sacred heart Senior Living by Saucon Creek.

Based on the revised plans the scope of work for the project has been significantly reduced since a proposed 4-story Independent Living Building and five duplexes have been removed from the project.

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The new building, proposed at this time, is a 3-story Independent Living Building. There is sufficient allocated treatment plant and conveyance capacity for the proposed 3-story building. Projected flows for the 3-story building are 18 Edu's.

\*\*\*\*\*

Date of email: 8/25/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Patricia Lang, UST

Subject: Saucon Park @ East Valley Proposed Mixed Use Development Planning Module Review

We reviewed the PADEP Planning Module Application documents for the proposed project (the letter then listed the 7 documents).

The project consists of 15 single family dwellings, 60 townhouses and one office building with a footprint of 17,500 square feet and a total floor area of 52,500 square feet. The property is located north of the intersection of Route 309 and East Valley and is about 32 acres in size.

The project is located within North Branch Interceptor drainage area.

The letter then listed 5 comments from Hanover Engineering' review.

\*\*\*\*\*

Date of email: 8/26/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Patricia Lang, UST

Subject: Stack Storage, LLC., Land Development Plan and Conditional Use  
Hanover Engineering reviewed 5 documents associated with the project.

The project is located at 5928 Old Bethlehem Pike in the Township. The plans depict a commercial building with a footprint of 49,700 square feet.

The project is located within the South Branch Interceptor drainage area. The project proposes to connect to an existing sewer manhole located about 120 feet north of the property with 70 gallons per day projected flows for the estimated two employees.

The letter then 6 comments from Hanover's review.

\*\*\*\*\*

Date of email: 8/29/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Patricia Lang, UST

Subject: DeSales University Proposed Labuda Building Addition Project

We reviewed the revised Plans for the project dated 2/4/22, last revised 8/17/22.

The Sanitary Sewer Internal Drop Construction Detail was removed from the plan. It shall be added back to this Plan and depict the correct size force main proposed for this project.

\*\*\*\*\*

Date of email: 8/30/22

Email from: A. Bohl, Hanover Engineering

Email sent to: Patricia Lang, UST

Subject: DeSales University Proposed Labuda Building Addition Project

The Plans have been revised to address our comments from our latest review letter.

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\*\*\*\*\*end of correspondence list for the September meeting

## **CORRESPONDENCE COMMENTS:**

None

## **SOLICITOR'S REPORT:**

The Solicitor's Report dated September 6, 2022, was presented by Solicitor Brienza.

Solicitor Brienza said that the fee in lieu for Weyhill/Bluebelle was never paid. It is scheduled to be paid and the remaining documents are being finalized. Once they finish the punch list items this can finally be closed out.

Solicitor Brienza said that the Ohl subdivision plans have been recorded and the agreement executed.

Solicitor Brienza noted that he spoke with Tom Beil about moving forward with the proposed Township Ordinance for sewer lateral inspections. Tom indicated that he was interested and asked whether it needed to be included in the Act 537? He said he would find out how long it would take the Township Solicitor to write up a draft, but Gary informed him the Solicitor already has a draft from Coopersburg and several others to work with.

## **ENGINEER'S REPORT:**

Andy Bohl, PE, presented the Engineer's report dated September 1, 2022.

Mr. Bohl told the Authority that no bog turtles were found during the study for Mt. Trexler.

Mr. Bohl said the Corporate Parkway project is set to begin later this month.

Mr. Bohl noted that the Brinley Court developer is working on punch list items for Phase 1 and the pump station and are ready to begin Phase 2.

Mr. Bohl indicated that TOA is also working on punch list items.

Mr. Bohl told the Authority that the plans for Old Saucon Phase 3 are changing to a few commercial tenants and mostly apartments. He is waiting to receive the plans for Phase 4.

Mr. Bohl said that he looked at plans this month for two new projects. One is called Saucon Park which will be located between Camp Meeting Road, Route 309, and E. Valley Road. It is being proposed as a mixed-use development consisting of 16 single family homes, 60 townhouses and 1 (3) story commercial building with 17,500 sf and will tie into the sewer line at Preston Lane. The second project is for a Stack Storage between Route 378 and Old Bethlehem Pike and is a two-story self-storage facility.

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Mr. Bohl also noted that 3 IPP's still have not been returned. Patrick has issued Notice of Violations via certified mail.

Mr. Bohl needs one motion this evening to release funds from the letter of credit for the PSU Lehigh Valley Campus dining hall addition in the sum of \$77,348.70. REF: Hanover Engineering's letter dated 8/15/22.

And regarding the visitors from last month's meeting, Mr. Bohl looked at the feasibility of extending the sewer line to connect the few homes between Route 145 and Vera Cruz Road. He came up with two possibilities. Option one is to go down Vera Cruz and tie into the gravity line at Lanark & Vera Cruz. It's about 800' and this option would likely run somewhere around \$500k. Option two is to go in the opposite direction with a low-pressure line going under Route 145 and tie into the Oakhurst line. Initially this would appear to be a slightly cheaper option but either way would only add service to about 8 homes.

Bruce Bush mentioned that Patrick Lambert will touch base with the two ladies who attended last month's meeting and let them know that the possibility of sewer connections appears feasible but due to the estimated cost involved no decision has been made whether to pursue the project.

Patrick Lambert said he would like to present the options to Tom Beil and see if he has any interest in moving forward before, he reaches out to the residents to let them know where things stand.

## **SUPERINTENDENT'S REPORT:**

Mr. Lambert told the Authority that the three IPP's that haven't been returned are Upper Saucon Social Quarters, High Hotels and Saucon Valley Auto Spa. The Auto Spa called and spoke with Ed to inquire about what information is missing. High Hotels has a new General Manager that just took over and he called to speak with Patrick to discuss what is needed from them. At this point Upper Saucon Social Quarters did sign for their certified letter but we have not heard from them. They have until 9/18/22 to respond or they will begin receiving fines.

Mr. Lambert informed the Authority that he took a grease sample from building 800 in the Promenade which is from the Fresh Market grease trap. Recently the trap has been very full. BOD and TSS numbers were high. He is addressing the issue with the new Manager at the Promenade, and they have been very cooperative.

Mr. Lambert said that there have been some issues with the sewer meters which Hach is working to resolve. He is hoping to continue with the point repairs.

Mr. Lambert informed the Authority that has not seen grease trap specs for LVHN but somehow, it's been inspected and approved by KeyCodes. Apparently, it was submitted to Community Development but never passed on to us for review. He is going to request Community Development pass along a copy to Andy Bohl for approval.

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Mr. Lambert said that a manhole was hit on Limeport Pike that did fairly significant damage, so he is pursuing restitution from the driver's insurance.

## **TREASURER'S REPORT:**

Mark Sullivan presented the treasurer's report. He reported that there were no disbursements this month so with interest the balance stands at \$781.17. The report does need approval for the quarter.

A motion was made and seconded to approve the Treasurer's Quarterly report as presented.

Motion passed unanimously.

## **MOTION (S):**

A motion was made and seconded to approve a release of letter of credit for sanitary sewer improvements at PSU Lehigh Valley Campus dining hall addition in the sum of \$77,348.70. REF: Hanover Engineering's letter dated 8/15/22.

Motion passed unanimously.

## **UNFINISHED BUSINESS:**

A. Unconnected Sewer Analysis

Gary discussed this with Tom Beil and noted that if the Mt. Trexler project goes through it could bring this issue to a head.

B. Sewer Tapping Study – This continues to be an unresolved issue. Bruce noted that this has been hanging out there since at least 2018. Patrick noted that he has included the sewer tapping fee review in next year budget.

C. Bruce Bush asked Tom Beil for an update on two outstanding matters and Tom indicated that the Township Solicitor was busy with other matters at this time.

## **NEW BUSINESS:**

## **ANNOUNCEMENTS:**

The next scheduled meeting of the Authority will be Monday, October 3, 2022 @ 6:00 PM at the Water and Sewer Building.

## **ADJOURNMENT:**

With there being no further business to discuss, the meeting of the Upper Saucon Municipal Authority was unanimously adjourned at approximately 6:40 pm.

Respectfully submitted,

Zachary Karasek  
Secretary