

## MINUTES

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, October 11, 2021 – 6:30 P.M.  
Township Municipal Building

Members Present: Brian J. Farrell, Chairman  
Philip W. Spaeth, Vice Chairman  
John G. Inglis, III  
Dennis Benner

Members  
Participating  
Via Speakerphone: Stephen Wagner

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

**ORDINANCE**

None

**SUBDIVISIONS & LAND DEVELOPMENTS**

None

**MINUTES**

None

**RESOLUTIONS**

None

**MOTIONS**

Request for Payment – Pavilion at Hopewell Park – Certification No. 2

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize payment in the amount of \$49,446.32 to Irish Creek Enterprises for work completed on the new pavilion at Hopewell Park.

The motion was approved by a vote of 5 to 0.

Request for Payment – Central Complex at Hopewell Park – Certification No. 7 (Contract 1 – Site Work and General Building)

Motion made by Mr. Inglis and seconded by Mr. Benner to authorize final payment in the amount of \$57,320.26 to Perrotto Builders for work completed on the Central Complex at Hopewell Park.

The motion was approved by a vote of 5 to 0.

Release of Funds – Estates at Saucon Valley Subdivision – Security Release Request 2

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize the release of construction security in the amount of \$639,165.21 for the Estates at Saucon Valley Subdivision in accordance with the Township Engineer's recommendation made by letter dated October 6, 2021.

The motion was approved by a vote of 5 to 0.

Release of Funds – Lanark III Land Development – Security Release Request 1 – Sanitary Portion

Motion made by Mr. Inglis and seconded by Mr. Benner to authorize the release of construction security in the amount of \$19,036.56 for the Lanark III land development

project in accordance with the Township Engineer's recommendation made by letter dated October 6, 2021.

The motion was approved by a vote of 5 to 0.

Release of Funds – Goddard School Land Development – 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 \$391,870.82 for the Goddard School land development project in accordance with the Township Engineer's recommendation made by letter dated October 6, 2021.

The motion was approved by a vote of 5 to 0.

### **CORRESPONDENCE & INFORMATION ITEMS**

None

### **DIRECTION/DISCUSSION ITEMS**

Development proposal for properties at 5167 East Valley Road and 5420 Camp Meeting Road (Zoning Amendment needed in order for proposal to move forward)

Attorney Joseph Piperato of Piperato Law Office and Matt Longenberger of Bohler Engineering were present on behalf of East Valley Land, LLC. Messrs. Piperato and Longenberger spoke in favor of a proposed Zoning Ordinance Amendment that would create a Conservation Design Buffer Overlay Zone. Attorney Piperato said the proposed Zoning Ordinance Amendment would facilitate better planning and more efficient forms of development in the Township. Mr. Longenberger reviewed a development proposal for the properties at 5167 East Valley Road and 5420 Camp which was based on the proposed Zoning Ordinance Amendment. He explained how the development proposal would be an improvement over what is allowed under the current Zoning Ordinance.

A discussion ensued regarding the proposed Zoning Ordinance Amendment.

Attorney Piperato, Ms. Lang and Attorney Dinkelacker responded to questions posed by Board members.

Barb Brader, 5402 Camp Meeting Road, had various questions relative to the development proposal presented by Mr. Longenberger. Attorney Piperato responded to Ms. Brader's questions.

Attorney Piperato asked the Board to authorize advertisement of the proposed Zoning Ordinance Amendment for possible approval at a future meeting.

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize advertisement of the proposed Zoning Ordinance Amendment creating the Conservation Design Buffer Overlay

Zone so final adoption of the proposed Zoning Ordinance Amendment can be considered at the December 20, 2021, Board of Supervisors meeting.

The motion was approved by a vote of 5 to 0.

Cancellation of Board of Supervisors meeting scheduled for October 25, 2021 due to lack of agenda items

It was the consensus of the Board to cancel the meeting originally scheduled for October 25, 2021.

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

Motion made by Mr. Spaeth and seconded by Mr. Benner to authorize payment of the Prepaid Invoice List Dated October 8, 2021 for Check Issue Dates: 9/28/2021 – 10/8/2021 and Warrant Detail Invoice List dated October 8, 2021 for Report Date: 10/11/2021.

The motion was approved by a vote of 5 to 0.

### **ADDITIONAL BUSINESS**

Mr. Spaeth expressed concerns that the newly paved portion of Chestnut Hill Road seems wavy and not very smooth. Mr. Unangst said he would look into Mr. Spaeth's concerns.

Mr. Benner asked for an update on the truck parking problem at the Aldi warehouse facility. Attorney Dinkelacker and Mr. Beil provided a brief update on the matter. Mr. Beil said Aldi's proposed parking lot addition, which will be under construction in the Spring, should fix this problem.

Chairman Farrell inquired about the status of the intersection improvements at Route 309 and Lanark Road. Mr. Beil said PPL is holding up the project as work cannot proceed until PPL energizes the new traffic signals.

### **COURTESY OF THE FLOOR**

None

### **EXECUTIVE SESSION**

None

### **ADJOURNMENT**

Motion made by Mr. Benner and seconded by Mr. Inglis to adjourn the meeting.

The motion was approved by a vote of 5 to 0.

The meeting was adjourned at approximately 7:08 p.m.



Secretary

