

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, February 13, 2023 – 6:30 P.M.
Township Municipal Building

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

Members Absent: Dennis Benner

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

PROCLAMATION RECOGNIZING BRUCE BUSH

Chairman Farrell presented Mr. Bush with a framed proclamation recognizing him for over 30 years of distinguished service on the Board of Directors of the Municipal Authority and Sewage Treatment Authority. The Supervisors thanked Mr. Bush for his many years of dedicated service.

Mr. Bush thanked the Supervisors for the proclamation.

**PRESENTATION BY PAUL KAMOR OF PNC BANK – INVESTMENT REVIEW
OF TOWNSHIP PENSION PLANS**

Paul Kamor of PNC Bank, the Township's pension custodian, reviewed the performance of the Township's pension plans for the year 2022.

SUBDIVISIONS & LAND DEVELOPMENTS

**Good Shepherd Rehabilitation Hospital – Revised Preliminary / Final Land Development
Plan – Resolution No. 2023-07**

Motion made by Mr. Spaeth and seconded by Mr. Inglis to adopt Resolution No. 2023-07 conditionally approving the Revised Preliminary / Final Land Development Plan of Good Shepherd Rehabilitation Network to add a healing garden at the northeast corner of the property at 3200 Center Valley Parkway.

Attorney Blake Marles was present on behalf of Good Shepherd Rehabilitation Network. In response to a question from Supervisor Spaeth, Attorney Marles provided a brief update on the proposed intersection improvements at Center Valley Parkway and Saucon Valley Road.

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

MINUTES

Regular Meeting of October 24, 2022:

Motion made by Mr. Wagner and seconded by Mr. Inglis to approve the minutes of the regular meeting of October 24, 2022.

The motion was approved by a vote of 3 in favor, none against and 1 abstention. Mr. Spaeth abstained from voting because he was not present at the meeting on October 24, 2022.

ORDINANCES

None

RESOLUTIONS

None

MOTIONS

Release of Funds – Good Shepherd Rehabilitation Hospital – Security Release Request 4
Motion made by Mr. Inglis and seconded by Mr. Wagner to authorize the release of construction security in the amount of \$21,501.70 for the Good Shepherd Rehabilitation Hospital Project in accordance with the Township Engineer's recommendation made by letter dated January 10, 2023.

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

Release of Funds – Good Shepherd Rehabilitation Hospital – Security Release Request 5
Motion made by Mr. Spaeth and seconded by Mr. Wagner to authorize the release of construction security in the amount of \$583,734.30 for the Good Shepherd Rehabilitation Hospital Project in accordance with the Township Engineer's recommendation made by letter dated January 16, 2023.

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

Request for Final Payment – Water / Sewer Dept. Garage – Certification No. 13 (Contract 1 – Site Work and General Building Construction)

Motion made by Mr. Inglis and seconded by Mr. Wagner to authorize final payment in the amount of \$6,000 to Ankiewicz Enterprises for work completed on the Water / Sewer Department Garage.

Supervisor Wagner asked about the status of this project. Mr. Unangst provided an update, noting the project is essentially completed.

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

Release of Funds – Traditions of America at Locust Valley – Security Release Request 4
Motion made by Mr. Wagner and seconded by Mr. Inglis to authorize the release of construction security in the amount of \$688,295.45 for Traditions of America at Locust Valley in accordance with the Township Engineer's recommendation made by letter dated January 19, 2023.

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

Water Service Agreement with Lower Saucon Authority

Motion made by Mr. Inglis and seconded by Mr. Spaeth to approve the Water Service Agreement between Upper Saucon Township and Lower Saucon Authority establishing the terms and conditions under which Lower Saucon Authority will provide water service to that portion of the Saucon Overlook Subdivision located in Upper Saucon Township (6 homes), and to authorize the Chairman of the Board of Supervisors to execute said Agreement on behalf of the Township.

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

Release of Funds – Traditions of America at Locust Valley – Security Release Request S-4
(Sanitary Sewer Improvements Only)

Motion made by Mr. Wagner and seconded by Mr. Spaeth to authorize the release of construction security in the amount of \$243,846.80 for Traditions of America at Locust Valley in accordance with the Township Engineer's recommendation made by letter dated February 7, 2023.

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

Agreement with Pitt Ohio Express, Terminal Leasing, Kay Lehigh and KL Pennsylvania Investments

Motion made by Mr. Spaeth and seconded by Mr. Inglis to approve the Agreement between Pitt Ohio Express, Inc., Terminal Leasing, Inc., Kay Lehigh, LLC, KL Pennsylvania Investments, LLC, and the Township which provides for the terms and conditions under which Terminal Leasing, Inc. will offer to dedicate land necessary to construct the proposed signalized intersection at Route 309 and West Hopewell Road.

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 March 6, 2023

Mr. Beil reviewed the lone appeal on the docket for the March 6, 2023 Zoning Hearing Board meeting. The appeal is related to a proposed mixed use development on 33 acres of land at 5167 East Valley Road and 5420 Camp Meeting Road. Mr. Beil noted the Supervisors previously reviewed this appeal at their January 3, 2023 meeting at which time the Supervisors expressed concerns with four proposed residential building lots in the open space area. Mr. Beil said the applicant agreed to eliminate the four problematic lots and their application was amended accordingly. The Supervisors took no position with respect to this appeal.

Cancellation of Board of Supervisors meeting scheduled for February 27, 2023 due to lack of agenda items

It was the consensus of the Board to cancel the meeting originally scheduled for February 27, 2023.

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Spaeth and seconded by Mr. Wagner to authorize payment of the Prepaid Invoice List Dated February 10, 2023 for Check Issue Dates: 1/4/2023 – 2/13/2023 and Warrant Detail Invoice List dated February 10, 2023 for Report Date: 2/13/2023.

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

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

None

EXECUTIVE SESSION

At approximately 6:58 p.m., the Board met in Executive Session to discuss:

- Purchasing real property or acquiring an interest in real property
- Litigation involving proposed Aldi grocery store at 4373 Route 378 (Phase 3 Old Saucon Development)

At approximately 8:30 p.m., the Board returned from Executive Session

ADJOURNMENT

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

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

The meeting was adjourned at approximately 8:30 p.m.



Secretary