

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, July 24, 2023 – 6:30 P.M.
Township Municipal Building

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

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

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

PUBLIC HEARING ON STACK-CENTER VALLEY & OLD BETH PIKE, LLC – APPLICATION FOR CONDITIONAL USE APPROVAL

The application of Stack-Center Valley & Old Beth Pike, LLC to construct a self-storage facility and related site improvements on approximately 4.55 acres of land located at 5928 Old Bethlehem Pike. The site is located in the Commercial Zoning District with Lehigh

County parcel identification number: 642435296286-1. The applicant requests Conditional Use approval pursuant to Zoning Ordinance Sections 462, relating to Mini-Warehouses, and 905, relating to Conditional Uses.

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

Solicitor Dinkelacker explained the purpose of the hearing and provided background information on the Conditional Use Application submitted by Stack-Center Valley & Old Beth Pike, LLC.

Solicitor Dinkelacker introduced the following Exhibits into the record:

Exhibit T-1 - Copy of Conditional Use Application submitted by Stack-Center Valley & Old Beth Pike, LLC and received by the Township on June 5, 2023

Exhibit T-2 - Copy of Conditional Use Application review memo dated June 29, 2023 issued by Patricia Lang, Director of Community Development

Exhibit T-3 - Planning Commission recommendation dated July 13, 2023 regarding Conditional Use Application submitted by Stack-Center Valley & Old Beth Pike, LLC

Exhibit T-4 - Copy of public notice for July 24, 2023 Conditional Use Hearing prepared by the Township Solicitor

Exhibit T-5 - Copies of actual public notices for Stack-Center Valley & Old Beth Pike, LLC Conditional Use Hearing which appeared in legal notices section of The Morning Call newspaper on July 6, 2023 and July 13, 2023

Exhibit T-6 - Copy of public notice sent to Applicant and Applicant's legal counsel

Exhibit T-7 - Copy of the public notice posted along the perimeter of the subject tract of land

Exhibit T-8 - Photographs dated July 13, 2023 of the public notices posted along the subject tract of land

Solicitor Dinkelacker noted Exhibits T-1 through T-8 will become part of the official record of the hearing.

Attorney Chris McLean of Fitzpatrick, Lentz & Bubba was present on behalf of the Applicant, Stack-Center Valley & Old Beth Pike, LLC. He provided a brief overview of the proposed self-storage facility. He said evidence and testimony would be presented that shows the project fully complies with the Township's Conditional Use criteria.

Nache Nielson of Stack Storage provided testimony in support of the Applicant's request for Conditional Use approval. He described the general layout of the facility and its operations. He said he worked extensively with the Township relative to the architecture for the facility.

Michael Schwartz, a civil engineer with Gilmore and Associates, testified on behalf of the Applicant. He described his education, professional experience and qualifications. He said his office prepared the site plan for the proposed facility. He provided a general overview of the project. He testified the project complies with the Conditional Use criteria contained in the Zoning Ordinance. He said the self-storage facility would produce far less traffic than some of the other uses that could be built there. He briefly reviewed the landscaping for the project. He said the facility would fit in with the character of the neighborhood and adjacent properties would be safeguarded. He said the project would be served by public water and public sewer, and there would be no impact on the School District. He testified sidewalks would be constructed along Old Bethlehem Pike and there would be no development in the floodplain.

Attorney McLean asked that Exhibits A-1 through A-8 be admitted into evidence. The Exhibits were admitted without objection.

Solicitor Dinkelacker asked if anyone from the public wished to comment on the Conditional Use Application. There was no response.

Chairman Farrell closed the public hearing.

Board Action on Conditional Use Application of Stack-Center Valley & Old Beth Pike, LLC
Motion made by Mr. Benner and seconded by Mr. Inglis to conditionally approve the Conditional Use Application of Stack-Center Valley & Old Beth Pike, LLC and to direct the Township Solicitor to draft an order and decision consistent therewith. The specific conditions of approval being: 1) Satisfaction of all conditions of land development plan approval; 2) Recordation of the Land Development Plan in accordance with the requirements of the Municipalities Planning Code; and 3) A determination of the Township as to the need to restrict turn movements by trucks from the proposed facility onto Old Bethlehem Pike.

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

SUBDIVISIONS & LAND DEVELOPMENTS

Stack Storage – Preliminary / Final Land Development Plan – Resolution No. 2023-21
Motion made by Mr. Inglis and seconded by Mr. Benner to adopt Resolution No. 2023-21 conditionally approving the Preliminary / Final Land Development Plan of Stack-Center Valley & Old Beth Pike, LLC to construct a self-storage facility on 4.55 +/- acres located at 5928 Old Bethlehem Pike.

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

MINUTES

None

ORDINANCES

None

RESOLUTIONS

Resolution No. 2023-20 – Disposition of Township Records

Motion made by Mr. Spaeth and seconded by Mr. Benner to adopt Resolution No. 2023-20 authorizing the disposition of certain Township records in accordance with the schedules and procedures established in the Municipal Records Manual published by the Pennsylvania Historical and Museum Commission.

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

MOTIONS

Library Board of Directors – Accept Recent Resignations and Make New Appointments

Motion made by Mr. Wagner and seconded by Mr. Benner to accept the resignation of Thomas Beil from the Southern Lehigh Library Board of Directors effective immediately.

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

Motion made by Mr. Inglis and seconded by Mr. Benner to appoint Stan Rugis to the Southern Lehigh Library Board of Directors for a partial term expiring on December 31, 2023.

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

Motion made by Mr. Wagner and seconded by Mr. Benner to accept the resignation of Bruce Eames from the Southern Lehigh Library Board of Directors effective immediately.

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

Motion made by Mr. Wagner and seconded by Mr. Inglis to appoint Candi Kruse to the Southern Lehigh Library Board of Directors for a partial term expiring on December 31, 2024.

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

Release of Funds – Lanark III Land Development – Security Release Request 4

Motion made by Mr. Wagner and seconded by Mr. Benner to authorize the release of construction security in the amount of \$221,262.78 for the Lanark III land development project in accordance with the Township Engineer's letter dated July 18, 2023.

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

Release of Funds – Pitt Ohio Parking Area Improvements and Terminal Expansion Project – Security Release Request 1

Motion made by Mr. Inglis and seconded by Mr. Wagner to authorize the release of construction security in the amount of \$3,680,528.83 for the Pitt Ohio Parking Area Improvements and Terminal Expansion Project in accordance with the Township Engineer's letter dated July 19, 2023.

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

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION / DISCUSSION ITEMS

Review agenda for Zoning Hearing Board meeting scheduled for August 7, 2023

Mr. Beil briefly reviewed the three appeals on the docket for the August 7, 2023, Zoning Hearing Board meeting. With respect to Appeal No. 2023-08, it was the consensus of the Board of Supervisors that Mr. Beil should attend the Zoning Hearing Board meeting and express the Township's support for the Saucon Valley Country Club's request for Special Exception approval to build two guest cottages on their property along Weyhill Farm Road. It was determined the other two appeals involve routine matters that can be handled by the Zoning Hearing Board without input from the Board of Supervisors.

BILLS, PAYROLL, AND COMMISSIONS

Motion made by Mr. Spaeth and seconded by Mr. Wagner to authorize payment of the Prepaid Invoice List Dated July 21, 2023 for Check Issue Dates: 7/11/2023 – 7/24/2023 and Warrant Detail Invoice List dated July 21, 2023 for Report Date: 7/24/2023.

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

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

None

EXECUTIVE SESSION

At approximately 7:32 p.m., the Board met in Executive Session to discuss:

- Personnel Matter
- Purchasing real property or acquiring an interest in real property


At approximately 8:35 p.m., the Board returned from Executive Session.

ADJOURNMENT

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

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

The meeting was adjourned at approximately 8:36 p.m.


Secretary