

AGENDA

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, June 10, 2024 – 6:30 P.M.
Township Municipal Building

1. **CALL TO ORDER** – John G. Inglis III, Chairman

2. **PLEDGE OF ALLEGIANCE**

3. **NOTIFICATION**

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.

4. **PUBLIC COMMENT** (Any Item On or Off the Agenda)

Please sign the Speaker Sign-In Sheet at the front desk if you wish to address the Board during the Public Comment portion of the agenda. Speakers are asked to limit their comments to 3 minutes or less.

5. **SUBDIVISIONS & LAND DEVELOPMENTS**

a. Perrucci / Grube Lot Line Adjustment Plan – Resolution No. 2024-19

Consideration of a motion to adopt Resolution No. 2024-19 conditionally approving the Preliminary / Final Lot Line Adjustment Plan of Mr. and Mrs. Michael Perrucci and Mr. and Mrs. Terrence Grube to adjust the lot line between the properties at 2301 and 2351 Washington Lane.

6. **MINUTES** - None

7. **PROPOSED AMENDMENT TO 2020 COMPREHENSIVE RECREATION AND OPEN SPACE PLAN**

a. Public Hearing on Proposed Amendment to the 2020 Comprehensive Recreation and Open Space Plan

- Open Public Hearing
- Introduction by Township Solicitor and Identification of Township Exhibits
- Staff comments
- Questions by Board Members
- Accept public comment and input
- Additional questions by Board Members
- Close Public Hearing

b. Board Action on Proposed Amendment to Comprehensive Recreation and Open Space Plan – Resolution No. 2024-18

Consideration of a motion to approve Resolution No. 2024-18 accepting and adopting the Amended Comprehensive Recreation and Open Space Plan dated November 6, 2023 as a companion and supplement to the 2020 Comprehensive Recreation and Open Space Plan.

8. TOWNSHIP ACQUISITION OF OPEN SPACE PROPERTY INTEREST – 5482 BLUE CHURCH ROAD (MOYERS’ LAKE)

- a. Public Hearing on Possible Fee Simple Acquisition of 20.722 Acres at 5482 Blue Church Road (Moyers’ Lake)
- Open Public Hearing
 - Introduction by Township Solicitor
 - Staff comments
 - Questions by Board Members
 - Accept public comment and input
 - Additional questions by Board Members
 - Close Public Hearing
- b. Authorize Acquisition of Open Space Interest – 5482 Blue Church Road (Moyers’ Lake)
Consideration of a motion to authorize the Township’s acquisition of a fee simple open space property interest in real property located at 5482 Blue Church Road, Coopersburg, Pennsylvania 18036 (Parcel Identification Number 641368632891 1) for the purpose of protecting and conserving the site’s natural and scenic resources, and for the purpose of providing Township residents with open space benefits, all in accordance with testimony presented during the hearing concerning the Township’s acquisition of the afore-described open space property interest held on June 10, 2024.

9. TOWNSHIP ACQUISITION OF OPEN SPACE PROPERTY INTEREST – 501 NORTH LIBERTY STREET

- a. Public Hearing on Possible Purchase of Conservation Easement to Permanently Preserve 6.4124 Acres at 501 North Liberty Street
- Open Public Hearing
 - Introduction by Township Solicitor
 - Staff comments
 - Questions by Board Members
 - Accept public comment and input
 - Additional questions by Board Members
 - Close Public Hearing
- b. Authorize Acquisition of Open Space Property Interest – 501 North Liberty Street
Consideration of a motion to authorize the Township’s acquisition of an open space property interest in the form of a conservation easement on real property located at 501 North Liberty Street, Coopersburg, Pennsylvania 18036 (Parcel Identification Number of 642339499767 1) for the purpose of protecting and conserving the site’s natural and scenic resources, and for the purpose of providing Township residents with open space benefits, all in accordance with testimony presented during the hearing concerning the Township’s acquisition of the afore-described open space property interest held on June 10, 2024.

10. ORDINANCES (for possible adoption)

- a. Proposed Ordinance No. 108-C – Act 167 Stormwater Management Ordinance
Consideration of a motion to adopt proposed Ordinance No. 108-C regulating stormwater management, stormwater quality and certain land development practices as the same may impact upon stormwater runoff management and quality.

11. RESOLUTIONS

- a. Resolution No. 2024-17 – Establishing Policy for Interpreting Impervious Cover Regulations Contained in Ordinance No. 108-C
Consideration of a motion to adopt Resolution No. 2024-17 establishing a policy for interpreting the impervious cover regulations contained in Section 106 of Ordinance No. 108-C (Act 167 Stormwater Management Ordinance).
- b. Resolution No. 2024-16 – Appointing Special Fire Police
Consideration of a motion to adopt Resolution No. 2024-16 appointing various individuals to serve as Special Fire Police for Upper Saucon Township.

12. MOTIONS

- a. Agreement of Sale for 5482 Blue Church Road (Moyers' Lake)
Consideration of a motion to approve the Agreement of Sale between Randy Moyer as Administrator for the Estate of Audrey Moyer and Upper Saucon Township which calls for the Township to purchase the property at 5482 Blue Church Road for \$750,000; and to authorize the Township Manager to execute said Agreement on behalf of the Township.
- b. Exoneration of Township Real Estate Tax Bill #2577 – 3350 Center Valley Parkway
Consideration of a motion to exonerate the Upper Saucon Township Tax Collector from collecting 2024 Real Estate Tax Bill #2577 for the property at 3350 Center Valley Parkway (Property Identification Number 641573886583-1) pursuant to correspondence dated May 8, 2024 from the Township Tax Collector. (Note: A new tax bill will be issued based on updated assessment information from Lehigh County.)
- c. Conservation Easement for 501 N. Liberty Street
Consideration of a motion to approve the Sale and Purchase Agreement between Yule Tree, L.P. and Upper Saucon Township which calls for the Township to purchase a conservation easement on the property at 501 North Liberty Street for the purchase price of \$186,000; and to authorize the Township Manager to execute said Agreement on behalf of the Township.
- d. Release of Funds – Springhill Suites (a/k/a High Hotels) – Final Release
Consideration of a motion to authorize the final release of construction security in the amount of \$20,242.22 for the Springhill Suites hotel project in accordance with the Township Engineer's recommendation made by letter dated May 21, 2024.

e. Designate Trick or Treat

Consideration of a motion to designate Friday, October 25, 2024 from 6:00 pm to 8:00 pm as Upper Saucon Township Trick or Treat with a rain date of Saturday, October 26, 2024 from 6:00 pm to 8:00 pm.

f. Release of Funds – Lutron Waterline Extension – Security Release Request 2

Consideration of a motion to authorize the release of construction security in the amount of \$35,075.00 for the recently constructed waterline along Suter Road in accordance with the Township Engineer’s recommendation made by letter dated June 4, 2024 and the terms of the Off-Site Waterline Construction and Reimbursement Agreement between the Township and Lutron Electronics Company dated August 15, 2023.

13. CORRESPONDENCE & INFORMATION ITEMS

14. DIRECTION/DISCUSSION ITEMS

a. Review agenda for Zoning Hearing Board meeting on July 1, 2024

b. Cancellation of Board of Supervisors meeting scheduled for June 24, 2024 due to lack of agenda items

c. Resident request for Township to adopt nuisance noise ordinance (for possible referral to Committee)

15. BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated June 7, 2024 for Check Issue Dates: 5/14/2024 – 6/9/2024 and Warrant Detail Invoice List dated June 7, 2024 for Report Date: 6/10/2024

- Prepaid Invoice List.....\$375,354.63
- Warrant Detail Invoice List.....\$280,844.78

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated June 7, 2024.

16. ADDITIONAL BUSINESS

17. COURTESY OF THE FLOOR

18. EXECUTIVE SESSION

19. ADJOURNMENT