

# AGENDA

Upper Saucon Township Board of Supervisors  
Regular Meeting  
Monday, August 12, 2024 – 6:30 P.M.  
Township Municipal Building

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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. **MINUTES**

a. Regular Meeting of June 10, 2024

Consideration of a motion to approve the minutes of the regular meeting of June 10, 2024.

6. **SUBDIVISIONS & LAND DEVELOPMENTS**

a. HLW Properties – Preliminary / Final Lot Line Adjustment Plan – Resolution No. 2024-20

Consideration of a motion to adopt Resolution No. 2024-20 conditionally approving the Preliminary / Final Lot Line Adjustment Plan of HLW Properties, LLC and LUP10, LLC to adjust the lot line between the properties at 4362 and 4180 Route 309.

7. **TOWNSHIP ACQUISITION OF OPEN SPACE PROPERTY INTEREST – 1760 TAYLOR DRIVE**

a. Public Hearing on Possible Fee Simple Acquisition of 19.523 Acres at 1760 Taylor Drive

- 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 (if necessary)
- Close Public Hearing

- b. Authorize Acquisition of Open Space Property Interest – 1760 Taylor Drive  
Consideration of a motion to authorize the Township’s acquisition of a fee simple open space property interest in real property located at 1760 Taylor Drive, Center Valley, Pennsylvania 18034 (Parcel Identification Number 643439356218 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 August 12, 2024.

**8. TOWNSHIP ACQUISITION OF OPEN SPACE PROPERTY INTEREST – 5413 GLEN ROAD**

- a. Public Hearing on Possible Fee Simple Acquisition of 10.4031 Acres at 5413 Glen Road
  - 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 (if necessary)
  - Close Public Hearing
- b. Authorize Acquisition of Open Space Property Interest – 5413 Glen Road  
Consideration of a motion to authorize the Township’s acquisition of a fee simple open space property interest in real property located at 5413 Glen Road, Coopersburg, Pennsylvania 18036 (Parcel Identification Number 641378403125 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 August 12, 2024.

**9. TOWNSHIP ACQUISITION OF OPEN SPACE PROPERTY INTEREST – 5599 GLEN ROAD**

- a. Public Hearing on Possible Fee Simple Acquisition of 19.8 Acres at 5599 Glen Road
  - 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 (if necessary)
  - Close Public Hearing

- b. Authorize Acquisition of Open Space Property Interest – 5599 Glen Road  
Consideration of a motion to authorize the Township’s acquisition of a fee simple open space property interest in real property located at 5599 Glen Road, Coopersburg, Pennsylvania 18036 (Parcel Identification Number 641367366776 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 August 12, 2024.

**10. PUBLIC HEARING ON PROPOSED ORDINANCE NO. 141-BB – REZONING OF PROPERTIES AT NORTHEAST CORNER OF NORTH MAIN STREET AND WEST PASSER ROAD FROM RESIDENTIAL (R-2) TO COMMERCIAL (C)**

Proposed Ordinance No. 141-BB amends the Township Zoning Map to change the zoning designation of three tracts of land totaling 3.579 acres located at 3875 West Passer Road, 6553 North Main Street and 6501 North Main Street from Suburban Residential (R-2) to Commercial (C).

- 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

**11. ORDINANCES (for possible adoption)**

- a. Proposed Ordinance No. 141-BB – Rezoning at Northeast Corner of North Main Street and West Passer Road  
Consideration of a motion to adopt proposed Ordinance No. 141-BB amending the Township Zoning Map to change the zoning designation of three properties located at 3875 West Passer Road, 6553 North Main Street and 6501 North Main Street from Suburban Residential (R-2) to Commercial (C). [Note to Chairman: Accept public comment prior to taking vote on proposed Ordinance.]

**12. RESOLUTIONS**

- a. Resolution No. 2024-22 – Extension of Public Water System to Serve Property Outside Upper Saucon Township  
Consideration of a motion to adopt Resolution No. 2024-22 authorizing the extension of the Upper Saucon Township public water system to serve the Ridge and Valley Rod and Gun Club which is located in Springfield Township, Bucks County.
- b. Resolution No. 2024-23 – Updated Policy Concerning Remote Participation by Supervisors  
Consideration of a motion to adopt Resolution No. 2024-23 amending and updating the existing policy for remote participation at public meetings by members of the Board of Supervisors.

### 13. MOTIONS

- a. Agreement of Sale for 1760 Taylor Drive  
Consideration of a motion to approve the Agreement of Sale between Taylor Drive Properties, LLC and Upper Saucon Township which calls for the Township to purchase the property at 1760 Taylor Drive for \$735,000; and to authorize the Township Manager to execute said Agreement on behalf of the Township.
  
- b. Release of Funds – Traditions of America at Saucon Valley, Phases 1, 2, 3 & 4 – Security Release Request 9  
Consideration of a motion to authorize the release of construction security in the amount of \$35,000 for Phases 1, 2, 3 and 4 of Traditions of America at Saucon Valley in accordance with the Township Engineer’s recommendation made by letter dated August 6, 2024.
  
- c. Designate Surplus Vehicles / Equipment to be Sold at Auction  
Consideration of a motion to designate the vehicles and equipment identified on Disposition List No. 2024-01 as surplus property to be disposed of through an on-line auction conducted by Municibid consistent with procedures set forth in the Second Class Township Code. The following vehicles and equipment appear on Disposition List No. 2024-01:
  - Item #1:** 2004 Ford Expedition, (VIN 1FMPU16LX4LB42205) with approx. 119,000 Miles
  - Item #2:** 2015 Ford Taurus (VIN 1FAHP2MK6FG154062) with approx. 96,874 miles
  - Item #3:** 2016 Ford Explorer (VIN 1FM5K8AR9GGC73205) with approx. 103,795 miles
  - Item #4:** 2020 Ford Explorer (VIN 1FM5K8AB7LGD00849) with approx. 74,592 miles
  - Item #5:** 2020 Ford Explorer (VIN 1FM5K8AB3LGD00850) with approx. 81,129 miles
  - Item #6:** 1996 Woods MD-172-1 Tow Mower (SN 585329) unknown hours
  - Item #7:** 1999 Crafcro Crack Sealer SS125DC Trailer (VIN 1C9SV1226X1418140) with approx. 1,256 hours
  - Item #8:** 1999 Little Wonder Blower #9810HO, unknown hours
  - Item #9:** 2001 John Deere JS63C lawn mower, unknown hours
  - Item #10:** 2023 Chevy 3500HD rear bumper and tailgate
  - Item #11:** Mower Blades, Oregon, Exmark, 72”, 9 blades total
  - Item #12:** Temple Tailgate Chip Spreader
  - Item#13:** Road Saw 14HP, Target PAC PACIII145K (SN 114464) unknown hours
  - Item #14:** Walk Behind Roller, Wacker Neuson RS800 (SN 577101171)

### 14. CORRESPONDENCE & INFORMATION ITEMS - None

### 15. DIRECTION/DISCUSSION ITEMS

- a. Cancellation of Board of Supervisors meeting scheduled for August 26, 2024 due to lack of agenda items.

**16. BILLS, PAYROLL AND COMMISSIONS**

Prepaid Invoice List Dated August 8, 2024 for Check Issue Dates: 7/23/2024 – 8/9/2024 and Warrant Detail Invoice List dated August 8, 2024 for Report Date: 8/12/2024

- Prepaid Invoice List.....\$1,009,538.35
- Warrant Detail Invoice List.....\$ 442,940.55

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated August 8, 2024.

**17. ADDITIONAL BUSINESS**

**18. COURTESY OF THE FLOOR**

**19. EXECUTIVE SESSION**

**20. ADJOURNMENT**