

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, April 22, 2024 – 6:30 P.M.
Township Municipal Building

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

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

CALL TO ORDER

Chairman Inglis called the meeting to order at 6:32 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 Inglis asked all in attendance to stand and recite the “Pledge of Allegiance.”

NOTIFICATION

Chairman Inglis 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

Kenneth Klotz of 3136 Taylor Drive mentioned a water runoff problem caused by the Estates at Saucon Valley Subdivision. He said he talked to Patrick Leonard before the meeting and it appears they are still working on the problem.

Patrick Leonard, Director of General Services, said the developer of the Estates at Saucon Valley Subdivision agreed to address Mr. Klotz's stormwater concerns by re-establishing an existing swale, but this work probably would not occur until the Summer.

MINUTES

Regular Meeting of January 22, 2024

Motion made by Mr. Spaeth and seconded by Mr. Farrell to approve the minutes of the regular meeting of January 22, 2024.

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

Regular Meeting of February 26, 2024

Motion made by Mr. Spaeth and seconded by Mr. Foley to approve the minutes of the regular meeting of February 26, 2024.

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

ORDINANCES

None

RESOLUTIONS

Resolution No. 2024-13 – Approval of Patton Sewage Facilities Planning Module

Motion made by Mr. Wagner and seconded by Mr. Farrell to adopt Resolution No. 2024-13 approving the sewage facilities planning module for the Patton property at 6817 Passer Road in order to allow the installation of a small flow treatment system for the purpose of treating and disinfecting sanitary sewage on the subject property, conditioned upon the property owner entering into a System Maintenance Agreement with the Township in a form acceptable to the Township Solicitor.

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

Resolution No. 2024-14 – Disposition of Township Records

Motion made by Mr. Spaeth and seconded by Mr. Foley to adopt Resolution No. 2024-14 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

Release of Funds – Good Shepherd Rehabilitation Hospital – Security Release Request 8
Motion made by Mr. Farrell and seconded by Mr. Wagner to authorize the release of construction security in the amount of \$272,260.90 for the Good Shepherd Rehabilitation Hospital Project in accordance with the Township Engineer's recommendation made by letter dated March 26, 2024.

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

Release of Funds – Healing Garden at Good Shepherd Rehabilitation Hospital – Security Release Request 1

Motion made by Mr. Wagner and seconded by Mr. Farrell to authorize the release of construction security in the amount of \$786,624.58 for the Healing Garden at the Good Shepherd Rehabilitation Hospital in accordance with the Township Engineer's recommendation made by letter dated March 26, 2024.

Chairman Inglis commented that logs and debris were bulldozed into the tree line at the eastern end of the Good Shepherd property and it makes a bad impression. Messrs. Beil and Unangst said they would look into the issue.

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

Release of Funds – Aldi Facility Expansion – Security Release Request 1

Motion made by Mr. Spaeth and seconded by Mr. Wagner to authorize the release of construction security in the amount of \$2,982,630.64 for the Aldi Facility Expansion Project in accordance with the Township Engineer's recommendation made by letter dated March 27, 2024.

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

Award 2024 Street Maintenance Bid

Motion made by Mr. Foley and seconded by Mr. Spaeth to award the 2024 Street Maintenance Bid, which includes the Base Bid and Alternate 1, to Asphalt Maintenance Solutions for a total bid price of \$697,999.77.

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

Exoneration of Township Real Estate Tax Bill #6288 - 4550 Mill Road

Motion made by Mr. Spaeth and seconded by Mr. Farrell to exonerate the Upper Saucon Township Tax Collector from collecting 2024 Real Estate Tax Bill #6288 for the property at 4550 Mill Road (Property Identification No. 6424104438056-1) pursuant to correspondence dated April 10, 2024 from the Township Tax Collector.

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

Exoneration of Township Real Estate Tax Bill #6289 – 4327 Mill Road

Motion made by Mr. Spaeth and seconded by Mr. Wagner to exonerate the Upper Saucon Township Tax Collector from collecting 2024 Real Estate Tax Bill #6289 for the property at 4327 Mill Road (Property Identification No. 642421307411-1) pursuant to correspondence dated April 10, 2024 from the Township Tax Collector.

Mr. Beil briefly explained the rationale for the three exonerations on the agenda, noting the properties at 4550 Mill Road, 4327 Mill Road and 3627 Flint Hill Road were recently purchased by the Township and are no longer subject to real estate taxes.

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

Exoneration of Township Real Estate Tax Bill #6290 – 3627 Flint Hill Road

Motion made by Mr. Foley and seconded by Mr. Farrell to exonerate the Upper Saucon Township Tax Collector from collecting 2024 Real Estate Tax Bill #6290 for the property at 3627 Flint Hill Road (Property Identification No. 642453619194-1) pursuant to correspondence dated April 10, 2024 from the Township Tax Collector.

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

Stipulation and Settlement Agreement – Old Saucon Phases 3 and 4

Motion made by Mr. Farrell and seconded by Mr. Spaeth to approve the Stipulation and Settlement Agreement between Upper Saucon Township, the Upper Saucon Township Board of Supervisors, the Upper Saucon Township Zoning Hearing Board and Old Saucon Investments, L.P. (which resolves zoning litigation between the Township and Old Saucon Investments, L.P. and further addresses the development of Phases 3 and 4 of the Old Saucon Development located at the intersection of Route 378 and Center Valley Parkway); and to authorize the Township Solicitor to execute said Agreement on behalf of the Township after a final review by the Solicitor and Township Manager and the correction or modification, if any, of non-substantive provisions.

Solicitor Dinkelacker summarized the Agreement, noting it provided for:

- The resolution of on-going litigation between the Township and Old Saucon Investments.
- Construction of 44 townhouse units and 3 apartment buildings with 154 apartment units in Phase 3 of Old Saucon.
- In Phase 4, construction of either a non-residential use that triggers a traffic signal at the intersection of Route 378 and Colesville Road or an apartment building consisting of 62 units. The developer would be responsible for the design, permitting and construction of the new traffic signal.
- The developer paying the normal recreation fees plus an additional recreation contribution of up to \$800,000 depending upon the use procured by the developer for Phase 4.

Solicitor Dinkelacker explained the developer (Old Saucon Investment) and the Township reached an agreement after it became apparent that development of Phases 3 and 4 in accordance with Township regulations could not reasonably be achieved in a manner originally conceived by the parties.

Attorney Dinkelacker responded to questions posed by Board members concerning the Stipulation and Settlement Agreement.

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 on May 6, 2024

Mr. Beil reviewed the lone appeal on the docket for the May 6, 2024 Zoning Hearing Board meeting. The Supervisors were not inclined to take a position on this matter.

BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated April 19, 2024 for Check Issue Dates: 3/26/2024 – 4/16/2024 and Warrant Detail Invoice List dated April 19, 2024 for Report Dates: 4/17/2024 – 4/22/2024

Motion made by Mr. Spaeth and seconded by Mr. Farrell to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated April 19, 2024.

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

ADDITIONAL BUSINESS

Chairman Inglis provided an update on the YMCA facility proposed at the Township Community Park. A brief discussion ensued concerning this matter.

COURTESY OF THE FLOOR

None

EXECUTIVE SESSION

At approximately 7:13 p.m., the Board met in Executive Session to consider purchasing real property or acquiring an interest in real property.

At approximately 7:45 p.m., the Board returned from Executive Session.

ADJOURNMENT

Motion made by Mr. Farrell and seconded by Mr. Spaeth to adjourn the meeting.

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

The meeting was adjourned at approximately 7:45 p.m.



Secretary