

AGENDA

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

1. **CALL TO ORDER** – Brian Farrell, 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. **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.

a. Public Hearing on Conditional Use Application

- Open public hearing
- Introduction by Township Solicitor
- Identification of Parties including Third Parties with Standing
- Identification of Township Exhibits
- Presentation by Applicant
- Questions by Board Members and Parties
- Accept public comment and input
- Additional testimony / evidence in response to public comment
- Closing arguments and concluding statements by Parties
- Close of record

b. Board Discussion and Deliberation as Necessary (Executive Session if Desired)

- c. Board Action on Conditional Use Application of Stack–Center Valley & Old Beth Pike, LLC
Consideration of a motion to [**approve / conditionally approve / deny**] 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.

6. SUBDIVISIONS & LAND DEVELOPMENTS

- a. Stack Storage – Preliminary / Final Land Development Plan – Resolution No. 2023-21
Consideration of a motion 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.

7. MINUTES - None

8. ORDINANCES (for possible adoption) - None

9. RESOLUTIONS

- a. Resolution No. 2023-20 – Disposition of Township Records
Consideration of a motion 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.

10. MOTIONS

- a. Library Board of Directors – Accept Recent Resignations and Make New Appointments
 - i. Consideration of a motion to accept the resignation of Thomas Beil from the Southern Lehigh Library Board of Directors effective immediately.
 - ii. Consideration of a motion to appoint Stan Rugis to the Southern Lehigh Library Board of Directors for a partial term expiring on December 31, 2023.
 - iii. Consideration of a motion to accept the resignation of Bruce Eames from the Southern Lehigh Library Board of Directors effective immediately.
 - iv. Consideration of a motion to appoint Candi Kruse to the Southern Lehigh Library Board of Directors for a partial term expiring on December 31, 2024.
- b. Release of Funds – Lanark III Land Development – Security Release Request 4
Consideration of a motion 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.

- c. Release of Funds – Pitt Ohio Parking Area Improvements and Terminal Expansion Project – Security Release Request 1
Consideration of a motion 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.

11. CORRESPONDENCE & INFORMATION ITEMS - None

12. DIRECTION/DISCUSSION ITEMS

- a. Review Agenda for Zoning Hearing Board meeting on August 7, 2023

13. BILLS, PAYROLL AND COMMISSIONS

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

- Prepaid Invoice List.....\$215,452.27
- Warrant Detail Invoice List.....\$383,961.50

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated July 21, 2023.

14. ADDITIONAL BUSINESS

15. COURTESY OF THE FLOOR

16. EXECUTIVE SESSION

17. ADJOURNMENT