

AGENDA

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, October 24, 2022 – 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. SUBDIVISIONS & LAND DEVELOPMENTS

a. Thornton Lot Line Adjustment Plan – Resolution No. 2022-27

Consideration of a motion to adopt Resolution No. 2022-27 conditionally approving the Preliminary / Final Lot Line Adjustment Plan of Patrick and Beth Thornton to consolidate two existing lots at 5600 Saucon Ridge Road and 5030 Majestic Drive into a single lot.

6. MINUTES

a. Regular Meeting of June 13, 2022

Consideration of a motion to approve the minutes of the regular meeting of June 13, 2022.

7. PUBLIC HEARING ON PROPOSED ORDINANCE NO. 141-W (Hearing Scheduled to Start at 6:30 PM)

Proposed Ordinance No. 141-W amends Section 464 of the Township Zoning Ordinance to authorize the keeping of chickens as an accessory use in the Rural Residential (R-1) and Suburban Residential (R-2) zoning districts.

- a.** Open public hearing
- b.** Introduction by Township Solicitor and identification of Township Exhibits
- c.** Staff comments
- d.** Questions by Board Members
- e.** Accept public comment and input
- f.** Additional questions by Board Members
- g.** Close public hearing

8. PUBLIC HEARING ON PROPOSED ORDINANCE NO. 141-Y (Hearing Scheduled to Start at 7:00 PM)

Proposed Ordinance No. 141-Y amends Section 321.E of the Township Zoning Ordinance to create new tables of approved plant materials to avoid using invasive and poor performing species. The new tables list approved species of shade trees, small deciduous trees, evergreen trees for screening, deciduous shrubs, evergreen shrubs for screening, and approved ground covers.

- a. Open public hearing
- b. Introduction by Township Solicitor and identification of Township Exhibits
- c. Staff comments
- d. Questions by Board Members
- e. Accept public comment and input
- f. Additional questions by Board Members
- g. Close public hearing

9. ORDINANCES (for possible adoption)

- a. Proposed Ordinance No. 141-W – Keeping of Chickens in the R-1 and R-2 Zoning Districts
Consideration of a motion to adopt proposed Ordinance No. 141-W amending Section 464 of the Zoning Ordinance to authorize the keeping of chickens as an accessory use in the Rural Residential (R-1) and Suburban Residential (R-2) Zoning Districts. [Note to Chairman: Accept public comment prior to taking vote on proposed Ordinance.]
- b. Proposed Ordinance No. 141-Y – Approved Types of Plant Materials
Consideration of a motion to adopt proposed Ordinance No. 141-Y amending Section 321.E of the Zoning Ordinance pertaining to approved types of vegetation, including trees, shrubs, and ground covers. [Note to Chairman: Accept public comment prior to taking vote on proposed Ordinance.]

10. RESOLUTIONS

- a. Resolution No. 2022-28 – Supporting the Pennsylvania Commission for the United States Semiquincentennial
Consideration of a motion to adopt Resolution No. 2022-28 expressing the Township’s support for the Pennsylvania Commission for the United States Semiquincentennial (America250PA) in their efforts to plan, develop and coordinate the commemoration of the 250th anniversary of the United States in 2026.
- b. Resolution No. 2022-29 – Accepting Deed of Dedication for Additional Right-Of-Way along West Valley Road and Bill of Sale and Access Easement for Water Meter
Consideration of a motion to adopt Resolution No. 2022-29 accepting a deed of dedication for additional right-of-way along West Valley Road and a bill of sale and access easement relating to a water meter for the medical office building at 5425 Lanark Road (Lanark III Project).

11. MOTIONS

- a. Release of Funds – Good Shepherd Rehabilitation Hospital – Security Release Request 3
Consideration of a motion to authorize the release of construction security in the amount of \$573,360.92 for the Good Shepherd Rehabilitation Hospital Project in accordance with the Township Engineer’s recommendation made by letter dated October 5, 2022.
- b. Sale of Used Township Vehicles and Equipment
- Consideration of a motion to authorize the sale of a 1988 Pace Trailer (VIN A15DEX07880240234) to Joshua Heck of Upper Strasburg, PA for \$2,700.00.
 - Consideration of a motion to authorize the sale of a 1997 Eager Beaver Trailer (VIN 112AAH208VL047218) to Michael McAnally of Philadelphia, PA for \$1,450.00.
 - Consideration of a motion to authorize the sale of a 2000 Sterling Dump Truck (VIN 2FZNEWCB4YAH18230) to Dan Schleicher of Lehighton, PA for \$7,600.00.
 - Consideration of a motion to authorize the sale of a 2004 Chevy Impala (VIN 2G1WF55K649410421) to David Sensenig of Lebanon, PA for \$1,850.00.
 - Consideration of a motion to authorize the sale of a 2008 Ford Explorer (VIN 1FMEU73E58UB11198) to Russell Berry of Chambersburg, PA for \$1,600.00.
 - Consideration of a motion to authorize the sale of a 2015 Ford Explorer (VIN 1FM5K8AR6FGB13362) to Noel Rosario of Bronx, NY for \$5,301.00.
 - Consideration of a motion to authorize the sale of a 2007 Exmark Lazer Z Zero Turn Mower (SN 120620) to John McKeever of Walnutport, PA for \$1,950.00.
 - Consideration of a motion to authorize the sale of 5 vehicle mount bike racks to Raymond Sinotte of Lansdale, PA for \$61.00.
 - Consideration of a motion to authorize the sale of miscellaneous Craftsman battery powered hand tools to Kwabena Owusu of Dayton, NJ for \$50.00.
 - Consideration of a motion to authorize the sale of a Revel bicycle to Noel Rosario of Bronx, NY for \$120.00.
- c. Release of Funds - Estates at Saucon Valley Subdivision – Security Release Request 11
Consideration of a motion to authorize the release of construction security in the amount of \$44,588.50 for the Estates at Saucon Valley Subdivision in accordance with the Township Engineer’s recommendation made by letter dated October 10, 2022.

d. Release of Funds – Provco Pinegood Coopersburg (Wawa Project) – Security Release Request 7

Consideration of a motion to authorize the release of construction security in the amount of \$61,391.17 for the Wawa land development project in accordance with the Township Engineer’s recommendation made by letter dated October 10, 2022.

e. Request for Payment – 2022 Road Maintenance Project – Certification No. 1

Consideration of a motion to authorize final payment in the amount of \$307,889.90 to Asphalt Maintenance Solutions, Inc. for crack sealing and seal coating work completed on various Township roads.

12. CORRESPONDENCE & INFORMATION ITEMS - None

13. DIRECTION/DISCUSSION ITEMS

a. Procedure for evaluating applicants seeking appointment or reappointment to Township boards and commissions (consider authorizing Appointments Review Committee to evaluate applicants and make recommendations to full Board)

b. Board of Supervisors regular meeting schedule for 2023

c. Review agenda for Zoning Hearing Board meeting scheduled for November 2, 2022

14. BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated October 21, 2022 for Check Issue Dates: 9/27/2022 – 10/21/2022 and Warrant Detail Invoice List dated October 21, 2022 for Report Date: 10/24/2022

- Prepaid Invoice List.....\$ 568,083.52
- Warrant Detail Invoice List.....\$1,721,552.22

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated October 21, 2022.

15. KAY LEHIGH, LLC – APPLICATION FOR CONDITIONAL USE APPROVAL (Hearing Scheduled to Start at 7:30 PM)

The application of Kay Lehigh, LLC, to construct 3 truck terminals and related site improvements on an approximate 119-acre property located along the east side of Route 309, north of East Hopewell Road. The site is located in the Township’s Industrial and Commercial Zoning Districts. The applicant requests Conditional Use approval pursuant to Sections 484 and 905 of the Zoning Ordinance.

a. Public Hearing on Conditional Use Application

- Open public hearing (Night 2)
- Introduction by Township Solicitor
- Identification of additional Township Exhibits (T-14 thru T-23)
- Continuation of testimony
- 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)
- Approve
 - Approve with conditions and discussion of conditions
 - Deny
- c. Board Action on Conditional Use Application of Kay Lehigh, LLC
Consideration of a motion to [**approve / conditionally approve / deny**] the Conditional Use Application of Kay Lehigh, LLC and to direct the Township Solicitor to draft an order and decision consistent therewith.

16. ADDITIONAL BUSINESS

17. COURTESY OF THE FLOOR

18. EXECUTIVE SESSION

19. ADJOURNMENT