

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, June 12, 2023 – 6:30 P.M.
Township Municipal Building

Members Present: Stephen Wagner, Acting Chairman
Dennis Benner
John G. Inglis, III

Members Absent: Brian J. Farrell
Philip W. Spaeth

Staff Attending: Patrick Leonard, Director of General Services
Patricia Lang, Director of Community Development
Dane Carroll, Emergency Management Coordinator
Rocco Beltrami, Township Solicitor
Charles Unangst, P.E., Township Engineer

CALL TO ORDER

Acting Chairman Wagner called the meeting to order at 6:30 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

Acting Chairman Wagner asked all in attendance to stand and recite the "Pledge of Allegiance."

NOTIFICATION

Acting Chairman Wagner 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

None

SUBDIVISIONS & LAND DEVELOPMENTS

Erwin Forrest Builders – Preliminary/Final Subdivision Plan – Resolution No. 2023-14
Motion made by Mr. Inglis and seconded by Mr. Benner to adopt Resolution No. 2023-14 conditionally approving the preliminary/final subdivision plan of Erwin Forrest Builders to create six (6) single family residential lots along Chestnut Hill and Blue Church Roads.

Ms. Lang gave a brief overview of the proposed Subdivision Plan.

The motion was approved by a vote of 3 to 0.

Radle / Pospischil Lot Line Adjustment Plan – Resolution No. 2023-15
Motion made by Mr. Benner and seconded by Mr. Inglis to adopt Resolution No. 2023-15 conditionally approving the Preliminary/Final Lot Line Adjustment Plan of George A. Radle and Ronald L. Pospischil for parcels located at 4994 Spring Drive and 4966 Spring Drive.

The motion was approved by a vote of 3 to 0.

MINUTES

None

ORDINANCES

None

RESOLUTIONS

Resolution No. 2023-13 – Appointment of Special Fire Police
Motion made by Mr. Inglis and seconded by Mr. Benner to adopt Resolution No. 2023-13 appointing various individuals to serve as Special Fire Police for Upper Saucon Township.

Mr. Wagner expressed his appreciation for those individuals who volunteer their time to serve as Special Fire Police.

The motion was approved by a vote of 3 to 0.

MOTIONS

Copperhead Grille Parking Lot and Patio Expansion – Final Security Release and Project Close-Out

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize the release of construction security in the amount of \$35,431.63 for the Copperhead Grille parking lot and patio expansion project in accordance with the Township Engineer's recommendation made by letter dated May 19, 2023.

The motion was approved by a vote of 3 to 0.

Purchase Agricultural Conservation Easement on 26.96 Acre Tract of Land at 6525 Limeport Pike

Motion made by Mr. Benner and seconded by Mr. Inglis to approve the Sale and Purchase Agreement for the acquisition of an agricultural conservation easement on a 26.96 acre tract of land at 6525 Limeport Pike for the purchase price of \$183,796.03 (with the State paying \$156,760.03, Lehigh County paying \$5,000, Upper Saucon Township paying \$21,274 and Lower Milford Township paying \$762); and to authorize the Township Manager to execute said Agreement on behalf of the Township.

The motion was approved by a vote of 3 to 0.

Conflict Waiver for Township Solicitor

Motion made by Mr. Inglis and seconded by Mr. Benner to approve a waiver of a conflict of interest created by a request by Thomas Williams that Attorney Richard Somach, a partner in the law firm of Norris McLaughlin, PA, represent Mr. Williams in connection with a proposed property subdivision in Upper Saucon Township where the Solicitor for Upper Saucon Township, Thomas Dinkelacker, is also a partner with the law firm of Norris McLaughlin. To the extent that a waiver letter will require execution by a Township representative, the Township Manager shall be authorized to execute the same on behalf of the Township.

The motion was approved by a vote of 3 to 0.

Release of Funds – Calvary Bible Fellowship Church – Final Security Release and Project Close-Out

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize the release of construction security in the amount of \$73,589.06 for the Calvary Bible Fellowship Church expansion project in accordance with the Community Development Director's memo dated June 5, 2023.

The motion was approved by a vote of 3 to 0.

Stipulation and Settlement Agreement - Stack Storage

Messrs. Benner and Inglis suggested discussing this matter in Executive Session as they were concerned the architectural renderings related to the Stipulation and Settlement Agreement lack the necessary detail.

EXECUTIVE SESSION

At approximately 6:45 p.m., the Board met in Executive Session to discuss a matter involving litigation between the Township and Stack-Center Valley & Old Beth Pike, LLC, relating to the proposed self-storage facility at 5928 Old Bethlehem Pike.

At approximately 7:00 p.m., the Board returned from Executive Session.

Acting Chairman Wagner announced that during Executive Session the architectural renderings for the Stack Storage project were examined, and it was determined that some of the details of the architectural renderings were not adequate and the Board was not inclined to take action on this matter at this time. He said the Board will consider taking action on this matter at its next regular meeting, provided the renderings are revised to show the necessary architectural details. A brief discussion ensued with Chris McClean, the attorney for Stack Storage, confirming that if the renderings are updated to the satisfaction of the Township staff, then the Board could take action on this matter as early as July 10, 2023, which is the next regularly scheduled meeting. A brief discussion ensued concerning the revisions that need to be made to the renderings.

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION / DISCUSSION ITEMS

Cancellation of Board of Supervisors meeting scheduled for June 26, 2023 due to lack of agenda items

It was the consensus of the Board to cancel the meeting originally scheduled for June 26, 2023.

Preparation of 2024 Township Budget

It was the consensus of the Board to refer this matter to the Administration and Finance Committee.

BILLS, PAYROLL, AND COMMISSIONS

Prepaid Invoice List Dated June 9, 2023 for Check Issue Dates: 5/9/2023 – 6/9/2023 and Warrant Detail Invoice List dated June 9, 2023 for Report Date: 6/12/2023

- Prepaid Invoice List \$937,458.61
- Warrant Detail Invoice List \$754,180.98

Motion made by Mr. Inglis and seconded by Mr. Benner to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated June 9, 2023.

The motion was approved by a vote of 3 to 0.

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

None

ADJOURNMENT

Motion made by Mr. Benner and seconded by Mr. Inglis to adjourn the meeting.

The motion was approved by a vote of 3 to 0.

The meeting was adjourned at approximately 7:10 p.m.

Secretary

