

AGENDA

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

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. **SUBDIVISIONS & LAND DEVELOPMENTS** - None

6. **MINUTES**

a. Regular Meeting of April 22, 2024

Consideration of a motion to approve the minutes of the regular meeting of April 22, 2024.

b. Regular Meeting of May 13, 2024

Consideration of a motion to approve the minutes of the regular meeting of May 13, 2024.

7. **PUBLIC HEARING ON PROPOSED ORDINANCE NO. 141-AA – MEDICAL RELATED FACILITIES AND USES**

Proposed Ordinance No. 141-AA amends the Township Zoning Ordinance to add new definitions relating to types of medical treatment facilities, adding a specialty / micro-hospital use in the Commercial (C) zone and regulations applicable thereto; adding or modifying additional regulations relating to “medical office,” “medical facility,” “urgent care facility,” and “medical / dental / optical lab;” making revisions to the list of permitted uses in the Commercial (C), Industrial (I), and Enterprise (E) Zoning Districts and Article 4, specific criteria consistent with the definitional changes and specialty / micro hospital use; and revising parking requirements for new and revised medical-related uses as set forth in Section 314.v.

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. ORDINANCES (for possible adoption)

- a. Proposed Ordinance No. 141-AA – Zoning Ordinance Amendment – Medical Related Facilities and Uses
Consideration of a motion to adopt proposed Ordinance No. 141-AA amending the Township Zoning Ordinance to address certain medical related facilities and uses. [Note to Chairman: Accept public comment prior to taking vote on proposed Ordinance.]

9. RESOLUTIONS

- a. Resolution No. 2024-21 – Urging State Legislators to Oppose House Bills No. 1976 and 2045
Consideration of a motion to adopt Resolution No. 2024-21 urging all Pennsylvania State Legislators to oppose House Bills No. 1976 and 2045 which are intended to override local land use authority by dictating that multi-family housing be allowed anywhere currently zoned commercial or zoned for single family homes.

10. MOTIONS

- a. Release of Funds – Lanark III Land Development – Release Request 6 (Final)
Consideration of a motion to authorize the final release of construction security in the amount of \$3,786.75 for the Lanark III land development project in accordance with the Township Engineer’s letter dated June 12, 2024.
- b. Release of Funds – Wawa Land Development – Release Request 2 (Final)
Consideration of a motion to authorize the final release of construction security in the amount of \$3,080.00 for the Wawa land development project in accordance with the Township Engineer’s recommendation made by letter dated June 21, 2024.
- c. Release of Funds – McDonald’s Restaurant Land Development – Release Request 5 (Final)
Consideration of a motion to authorize the final release of construction security in the amount of \$3,451.14 for the McDonald’s Restaurant land development project in accordance with the Township Engineer’s recommendation made by letter dated June 21, 2024.
- d. Release of Funds – Provco Pinegood Coopersburg – Release Request 9 (Final)
Consideration of a motion to authorize the final release of construction security in the amount of \$27,383.20 for overall pad and site improvements related to the Wawa and McDonald’s land development projects in accordance with the Township Engineer’s recommendation made by letter dated June 21, 2024.
- e. Release of Funds – Sacred Heart Senior Living Center – Release Request 4
Consideration of a motion to authorize the release of construction security in the amount of \$426,031.60 for the Sacred Heart Senior Living Center project in accordance with the Township Engineer’s recommendation made by letter dated May 2, 2024.

- f. Request for Payment – Kozy Korner Road Storm Sewer Improvements Project – Certification #1
Consideration of a motion to authorize payment in the amount of \$553,160.93 to Joao and Bradley Construction Company for work completed on the Kozy Korner Road Storm Sewer Improvements Project.
- g. Request for Payment – West Hopewell Road School Zone Flashing Warning Sign Relocation Project – Certification #2 (Final)
Consideration of a motion to authorize final payment in the amount of \$5,074.60 to T. Schiefer Contractors for work completed on the West Hopewell Road School Zone Flashing Warning Sign Relocation Project.
- h. Request for Payment – Water Meter Reading Tower at Applebutter Hill Tank – Certification #1
Consideration of a motion to authorize payment in the amount of \$21,847.50 to Michael Symbula Electrical for work completed on the water meter reading tower at Applebutter Hill Tank.
- i. Appointment of Conflict Solicitor
Consideration of a motion to appoint Treadwell Law Offices, P.C., as Conflict Solicitor to represent the Township on an as needed basis in instances where the Township Solicitor has a conflict or potential conflict; and to compensate the Conflict Solicitor for services rendered in accordance with the Conflict Solicitor Fee Schedule for 2024 provided by Attorney Treadwell. If approved, this appointment shall continue until January 6, 2025, unless earlier terminated by motion or resolution of the Board of Supervisors.
- j. Release of Funds – Traditions of America at Locust Valley – Security Release Request 6
Consideration of a motion to authorize the release of construction security in the amount of \$201,511.65 for Traditions of America at Locust Valley in accordance with the Township Engineer’s recommendation made by letter dated July 16, 2024.
- k. Request for Payment – 2024 Road Maintenance Project – Certification No. 1
Consideration of a motion to authorize payment in the amount of \$376,514.30 to Asphalt Maintenance Solutions for maintenance work completed on various Township roads.
- l. Request for Payment – Water Meter Reading Tower at Applebutter Hill Tank – Certification #2
Consideration of a motion to authorize payment in the amount of \$22,327.50 to Michael Symbula Electrical for work completed on the water meter reading tower at Applebutter Hill Tank.

11. CORRESPONDENCE & INFORMATION ITEMS - None

12. DIRECTION/DISCUSSION ITEMS

- a. Review Agenda for Zoning Hearing Board meeting on August 5, 2024

13. BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated July 19, 2024 for Check Issue Dates: 6/11/2024 – 7/19/2024 and
Warrant Detail Invoice List dated July 19, 2024 for Report Date: 7/22/2024

- Prepaid Invoice List.....\$396,473.74
- Warrant Detail Invoice List.....\$829,806.94

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated July 19, 2024.

14. ADDITIONAL BUSINESS

15. COURTESY OF THE FLOOR

16. EXECUTIVE SESSION

17. ADJOURNMENT