

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, March 3, 2015 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:30 p.m. with the reciting of the Pledge of Allegiance.

Roll Call

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice-Chair
 Alfred Cancellieri
 Bryan Macfarlane
 Roderick Chirumbolo
 George Bloeser, Jr.

Staff Attending: **Joanna Slagle, Secretary/Director of Community Development**
 Thomas Dinkelacker, Township Solicitor
 Ronald Gawlik, Township Engineer for Special Projects

Board of Supervisors Meeting Actions

Two items were approved at the Board of Supervisors Meeting on February 23, 2015:

- 1) Southern Lehigh New Hopewell Elementary School- Lot Line Adjustment #40833
- 2) DeSales Athletic Facilities 2014 - Prelim/Final #40783

Minutes

The minutes of February 3, 2015 Planning Commission meeting were presented. Motion was made by Mr. Anthony and seconded by Mr. Macfarlane to approve the minutes of the February 3, 2015 Planning Commission meeting; the vote was unanimous in favor of the motion with Mr. Bloeser abstaining.

Subdivision and Land Development Reviews

Southern Lehigh New Hopewell Elementary School – Final Plan #40833

Representatives from Southern Lehigh School District included Jim Mazeika, P.E. from Barry Isett & Associates, Todd Bergey, Support Services Director for Southern Lehigh School District Josh Grice, P.E. from D’Huy Engineering, Inc. and Jay Clough, AIA. The Final Plan and subsequent review letters from Township staff were discussed, which included:

- Zoning Officer Review from Trent Sear memo dated February 27, 2015.

- Pidcock Engineer Review memo prepared by Ron Gawlik, P.E., dated February 27, 2015.
- Leidos Geotechnical Review memo prepared by Kent Littlefield, P.G., dated March 3, 2015.
- Schreiter Engineering Associates memo prepared by Karl Schreiter, P.E., DEE, dated February 24, 2015.
- Lehigh Valley Engineering lighting review memo prepared by Dean Batten, P.E., dated February 19, 2015.

Mr. Mazeika presented the plan, pointing out the changes made since the previous meeting were technical in nature and did not impact overall design and planning of the site. The updates included a formal waiver request that was discussed at the previous meeting.

Ms. Falcone inquired if any lighting was proposed in the back of the new school since none was depicted on the plan. Mr. Mazeika indicated that no lighting was needed or proposed for the rear of the building.

Ms. Falcone asked if a crosswalk was going to be constructed at Bowood Street. Mr. Gawlik indicated that there is currently a crosswalk at that location which will remain.

Ms. Falcone asked where the playground will be located during construction. Mr. Bergey indicated that the current playground will be the first item to be removed since it is located where the new building is to be constructed. At this time, the school district anticipates that there will be no playground for next year but that they will use the area behind the current school as a play area.

Mr. Bloeser inquired about the bike path and its use for the future Township park, as identified in Mr. Mazeika's February 23, 2015 letter item number 7 on page 4. Mr. Mazeika indicated that the bike lane will act like a sidewalk and may be extended at some point to the park, but at this time it is for the school use. The school district does not anticipate there will be much use for the bike path since the majority of students either bus or are dropped off at school. The installation of the bike path is primarily to get additional LEED credits.

Mr. Macfarlane inquired about the comment in Mr. Sears memo related to a possible zoning issue with the encroachment of the parking area and access drive into the side yard setbacks. Mr. Mazeika indicated that the condition was created as a result of the lot line adjustment for the land swap between the Township and the School District.

Mr. Mazeika proceeded to describe some of the stormwater management facilities and the associated waiver requests. Mr. Chirumbolo asked why the drainage area toward the proposed Township park area (southwest) could not be piped and taken further towards the property line. Mr. Mazeika indicated that the location would help to allow water to sheet flow and infiltrate more prior to meeting the property line.

Mr. Bloeser asked if a detailed subsurface geotechnical report had been completed. Mr. Mazeika stated it was completed and Mr. Littlefield has issued a letter on the report.

Ms. Falcone asked Mr. Gawlik if there were any other outstanding issues that needed to be addressed. Mr. Gawlik stated that all technical issues, from the approval standpoint, have been addressed. Any other issues, such as the remaining stormwater specifications, will be described as part of the Improvements Agreement and will need input from Mr. Dinkelacker as well.

Mr. Dinkelacker addressed the issue of the setback for the access drive and parking area for the proposed Township Park. He stated that these setback issues will be addressed when the Township develops the park. A shared access agreement between the school and the Township will address the issue.

Mr. Dinkelacker state that the School District will maintain the stormwater management facilities and that an easement for access will need to be added. This will apply to the three BMP's that will impact the Township's property. Ms. Falcone asked how this will work for the BMP's on the Township property. Mr. Dinkelacker stated that the language in the conditions of approval and easements will need to reflect the easements and responsibilities of maintenance and repair.

No further questions or comments being made, the Commission proceeded to review the waivers and conditions of preliminary approval.

1. Waiver 1 from SALDO §503.A
Motion to approve by Mr. Chirumbolo; seconded by Mr. Macfarlane with unanimous approval
2. Waiver 2 from SALDO §510
Motion to approve by Mr. Macfarlane; seconded by Mr. Anthony with unanimous approval
3. Waiver 4 from SALDO §511
Motion to approve by Mr. Cancellieri; seconded by Mr. Chirumbolo with unanimous approval
4. Waiver 5 from SALDO §518.B.1
Motion to approve by Mr. Macfarlane; seconded by Mr. Anthony with unanimous approval
5. Waiver 6 from Township Ordinance 108-B. Sections 307.A and 307.L
Motion to approve by Mr. Anthony; seconded by Mr. Macfarlane with unanimous approval

A motion was presented to recommend approval to the Board of Supervisors subject to the following conditions:

- 1) Conditions set forth in Ron Gawlik's February 27, 2015 letter items A.1 and 2, B.1 through 8, C.2 through 10 and D.1 through 3 and D.5.

- 2) Conditions set forth in Trent Sears February 27, 2015 letter items #2 and #3. A note on the plans will indicated the access drive will service the joint parking area with the future Township Park.
- 3) Conditions set forth in Kent Littlefield's letter dated March 3, 2015 last paragraph indicating that soil borings are to be explored at locations of EM anomalies.
- 4) Conditions set forth in Dean Batton's February 19, 2015 letter bullet point #4, #5, #6, and #7.
- 5) Condition set for in Mr. Dinkelacker's December 8, 2014 memo, general note #4.
- 6) All easements in writing to the satisfaction of the Township.
- 7) Approved cost estimate for the Letter of Credit
- 8) Approved Improvements Agreement to the satisfaction of the Township Engineer and Solicitor
- 9) Approved Ordinance 108B agreement language to the satisfaction of the Township Engineer and Solicitor
- 10) Subject to the Lot Line Approval and all associated conditions and recording
- 11) All payment of fees at the time of final plan recording.

A motion to approve the Preliminary and Final Plan with conditions was made by Mr. Anthony and seconded by Mr. Chirumbolo, which was unanimously approved by the Commission.

Discussion

Environmental Advisory Council

Mr. Cancellieri stated that the two electronic recycling days on April 11th and April 25th.

Mr. Cancellieri also stated that the EAC is looking into a foster program sponsored by the Wildlands Conservancy which will work with private landowners to manage lands that will foster environmental awareness and habitat.

Mr. Cancellieri also stated that the EAC was discussing the possibility of putting forth the quarter percent tax for open space preservation for public consideration.

General Discussion

Ms. Falcone stated she attended the public meeting held at the library by Kay Builders for residents to view their AQC overlay design for the Landis Mill property. She stated they presented both their age qualified plan as well as their conservation design plan which does not require a zoning amendment. She stated that residents attended and asked many question and most had thoughtful comments and questions.

The Planning Commission discussed the upcoming Planning and Zoning Committee public meeting to review the request by Kay Builders for the zoning amendment to allow an AQC overlay at Kay Landis Mill. The Planning Commission discussed providing comments to the Planning and Zoning Committee and indicated some members of the Commission plan to attend. In general, members felt that the density on the site is concerning but the overall design was more pleasing than the traditional plans.

Public Comment

No public was present.

Adjournment

There being no further business, the meeting adjourned at 7:45 p.m. The next regular meeting is scheduled for **April 7, 2015, at 6:30 p.m.**