

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, February 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
 Tony Roman
 Roderick Chirumbolo

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

There were no actions to review from the Board of Supervisors.

Minutes

Mr. Anthony noted several minor corrections to the draft minutes which were not substantive in nature. Motion was made by Mr. Anthony and seconded by Mr. Macfarlane to approve the minutes of the January 6, 2015 Planning Commission meeting as amended; the vote was unanimous in favor of the motion.

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 December 31, 2014
- Pidcock Engineer Review memo prepared by Ron Gawlik, P.E., dated December 30, 2014
- Leidos Geotechnical Review memo prepared by Kent Littlefield, P.G., dated December 22, 2014

- Schreiter Engineering Associates memo prepared by Karl Schreiter, P.E., DEE dated December 19, 2014.

Mr. Mazeika presented the revised plan, pointing out the changes made since the previous submission. The primary changes included a slight realignment of the shared access drive to the future Township Park and the school. Ms. Falcone asked why the proposed drive is not straight off West Hopewell Road and instead angles slightly. Mr. Mazeika responded that the drive is set at an angle to mimic Bowood Street which comes into West Hopewell at a slight angle.

Ms. Falcone inquired about the bus parking area and the circulation pattern. Mr. Mazeika identified that busses would be able to pull in and out of the spaces and not be required to back-up, which is a safety concern. Buses would then exit at the Bowood Street. Mr. Mazeika also identified that there would be one drop off lane and one bypass lane in front of the school.

Mr. Cancellieri asked about the number of students that are dropped off by parents. Mr. Bergey responded that 17 vehicles can line up in the drop-off lane at one time. Mr. Cancellieri asked if parents who arrive early to school can sit in their car and wait until the doors open. Mr. Bergey stated that any early drop offs go to the cafeteria and wait. Mr. Cancellieri asked about the pick-up procedure. Mr. Bergey stated that at pick-up, cars pull into parking spaces and pick-up their children.

Mr. Roman inquired about the type of signage used for internal circulation. Mr. Mazeika highlighted the internal circulation pattern and signage, including locations for markings and cross walks.

Ms. Falcone inquired about the location of the walking path/trail in front of the school and who will maintain the path. Mr. Mazeika stated that the school will maintain the trail and there will be a public easement included to ensure access.

Ms. Falcone asked about the status of the stormwater management plan. Mr. Mazeika stated that they are working with Kent Littlefield on the location of fault lines and karst features. The engineers are using electromagnetic studies to find any voids in soil and the following up with borings. To date they have not found any issues. Mr. Grice stated that they are doing a two-part study using the electromagnetic camera and borings for a more detail. Mr. Chirumbolo asked why they are doing a two-part study. Mr. Grice indicated that the camera's help to identify areas of depression or interest site-wide which can then be further investigated with borings.

Ms. Falcone inquired about the two discharge locations. Mr. Mazeika stated that the discharge areas are found by Traditions of America property and toward the proposed Township Park. The revised stormwater plan indicates that very little discharge will occur at these points since most of the stormwater will be handled through infiltration and vegetative buffers before it leaves the property.

Mr. Chirumbolo asked where the inlets are located. Mr. Mazeika stated they would be located along the lines before they hit the infiltration beds. The parking areas will have catch basins and the man holes will have snouts. Ms. Falcone asked if the playground area requires any inlets, expressing concerns over having inlets located within the playground area. Mr. Mazeika indicated basins around the play area will be located in low areas with caps.

Mr. Macfarlane asked why the stormwater design changed from direct drains to infiltration beds. Mr. Mazeika indicated that the initial sketch was overdesigned. The new plan will comply with all stormwater requirements and mimic preconstruction stormwater.

Mr. Chirumbolo and Ms. Falcone asked about the pedestrian circulation and the trail that will eventually connect the Curly Horse development through the school and to Traditions of America property. Ms. Slagle and Mr. Gawlik described the proposed length of the path. Mr. Mazeika also described the bike path to be added as part of the LEED requirements. The path will be located along the access drive off Bowood Street. Mr. Bergey indicated that the path will not likely be used by students since most are bussed to school due to the fact that West Hopewell has been designated as a "hazardous" road. If students do walk or bike to school it is typically with their parents.

Ms. Falcone asked if LEED requires a designated parking spot for energy efficient cars. Mr. Mazeika said there is not one at this time but if required they can provide it.

Ms. Falcone asked if there is any fenced play areas. Mr. Mazeika stated the play area was to be mulched but the overall play area design is still being determined.

Ms. Falcone inquired about the landscaping plan and the use of barberry and yews, stating these are not particularly suitable for use with children and asked if they would reconsider the plantings. The school district will look into the proposed plantings and if alternatives should be considered.

Mr. Gawlik asked about the height of the fence surrounding the solar panels and its proximity to the proposed Township park athletic fields. Mr. Mazeika stated that the solar panels are being contemplated as part of the LEED certification. They have identified the panels using the "worst case" scenario, but anticipate they won't have to install as many as indicated. They will investigate the fencing and the panel location in relation to the Township parks to ensure there is no potential conflict.

Ms. Falcone asked Mr. Gawlik about item #7 of his review memo on page two, which classifies the facility as private. Mr. Gawlik clarified that the internal circulation and parking area pattern are private and therefore is not reviewed for ordinance compliance.

Mr. Cancellieri asked if any of the excess energy generated from the solar panels is intended to be sold back to the grid. Mr. Clough stated that the panels will only contribute about 13% of the schools energy demand.

Ms. Falcone asked about the wetlands areas and their impact on the development as outlined in Mr. Sears letter. Mr. Mazeika stated that they have submitted information to Fish and Wildlife however they anticipate no issue since the Curly Horse subdivision had no issues and no evidence of Bog Turtles.

Ms. Falcone asked about the demolition plans for the old school once the new school is constructed. Mr. Grice stated they will have a demolition plan that will comply with all regulations.

Mr. Anthony stated he felt the entrance at Bowood Street served little purpose and if there was any consideration to make that access an exit only drive. Discussion followed regarding the driveway and its association with the Township park.

Mr. Mazeika reviewed the letter prepared by Karl Schreiter and stated that the sewage flows will not increase with the new school. Discussion followed regarding the existing sewer connection which will no longer be used once the new school is built and the new line connected. Mr. Mazeika stated that the school will cap the old line however, he asked if the Township may want to keep that line open and use it for the future park. Township staff indicated they will speak to Mr. Schreiter on the topic.

Mr. Mazeika identified that they will comply with item A.1 in Mr. Gawlik's review memo and will widen road lanes as required.

Mr. Dinkelacker reviewed the required waiver requests, including road widening and associated curbing.

Mr. Macfarlane indicated that while he had no planning issues with the plan, he felt there were too many technical conditions outstanding that would make tracking the plan difficult and would feel more comfortable if the plans could address more of the issues prior to approval. The Planning Commission was generally in agreeance and asked if carrying the discussion until next month's meeting to allow time for additional clean-up of the plan would jeopardize the school schedule. Mr. Mazeika indicated that they hope to go to construction in June and are awaiting other outside agency approvals so a delay of a month will not impact their current schedule.

Mr. Mazeika inquired about Mr. Sears letter regarding the driveway setback. Mr. Dinkelacker indicated he would look into the matter and get back to him.

Mr. Dinkelacker stated that the Planning Commission could act on the Lot Line Adjustment portion of the Plan so that the Board of Supervisors could approve at their February 23rd meeting. Mr. Chirumbolo agreed that doing the Lot Line Adjustment should be done now and wait on approval of the site plan. Mr. Cancellieri agreed. Mr. Macfarlane stated he agreed as long as it didn't interfere with the school construction schedule. Ms. Falcone stated the land development plan is tabled until the March meeting.

Mr. Dinkelacker stated that the school will need to provide a waiver request from Section 503, road widening, and a waiver from curbing on both sides of the road where the school only proposes to curb one side.

Mr. Dinkelacker proceeded with the conditions for approval of the Lot Line Adjustment for the land swap areas with the Township. 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 January 29, 2015 letter items B.4 a, b and c and item D.3
- 2) Deeds and dedications from Traditions of America lands
- 3) All payment of fees at the time of final plan recording.

A motion to approve the Lot Line Adjustment with conditions was made by Mr. Macfarlane and seconded by Gerry Anthony, which was unanimously approved by the Commission.

Discussion

Environmental Advisory Council

Ms. Falcone stated that a Commission member needed to be appointment to the Environmental Advisory Council and asked if Mr. Cancellieri would like to continue serving in that capacity. Mr. Cancellieri accepted and a motion was presented to appoint Mr. Cancellieri. Mr. Roman made the motion and Mr. Anthony seconded which was unanimously approved by the Commission.

Public Comment

No public was present.

Adjournment

There being no further business, the meeting adjourned at 8:00 p.m. The next regular meeting is scheduled for **March 3, 2015, at 6:30 p.m.**

Respectfully submitted,

Joanna Slagle,
Secretary