

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, September 6, 2016 – 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. Mr. Bloeser arrived shortly thereafter.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice-Chair
 George Bloeser
 Alfred Cancellieri
 Rod Chirumbolo
 Bryan Macfarlane
 Antonio Roman

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Thomas Dinkelacker, Township Solicitor
 Kevin Chimics, Township Engineer

Minutes

The minutes of the June 7 and August 2, 2016 meetings were approved with minor revisions.

Subdivision and Land Development Reviews

Jani/Papciak Final Subdivision (6193 Blue Church Road) – #2016-02

The applicant was represented by Brian Gasda of Lehigh Engineering and Tom Schlegel of Fitzpatrick, Lentz, & Bubba. Discussion of the proposal verified that additional zoning relief was required due to revised information presented on the plan. In addition, it was noted that the proposal for future construction of a residence on proposed lot #1 meant that the lot would not have a principal use to which the existing barn could be accessory. It was indicated that the applicant would also need to approach the Zoning Hearing Board to obtain relief for this proposed lot. Given that the project did not comply with the applicable zoning, the Planning Commission was unable to take action.

The applicant's waivers were then discussed in detail even though there would be no action on these requests. A lengthy discussion regarding the ability to defer compliance with certain regulations was held with the Commission members in addition to the exchange regarding the specific waiver requests.

Due to the need for further review by the Zoning Hearing Board, no action was taken.

Access and Circulation Plan for Lehigh Property on Route 309

Mr. Richard Brooks and Mr. Fred Jackson, representing the equitable owner of the Lehigh Property along Route 309 introduced a concept plan for the site in an effort to obtain feedback on the preferred locations for vehicular access. An aerial labeled with six (6) potential access points was provided to facilitate discussion of each. These were labeled as 1, 2, and 3, located on Route 309, 5, and 6 located on E Valley Road and 4, connecting the site to Center Valley Parkway through the Center Valley Golf Course.

Discussion included possible alignments, full movement vs. right-in/right-out access, phasing of future development, potential land uses, and PaDOT regulations. Several residents of the area were present and provided significant input. Most of these residents raised concerns about the potential access points located along E. Valley Road and their desire not to create a four-way intersection at Courtney Drive which is an entrance to the Sunrise Valley Subdivision. Residents provided testimony regarding the existence of poor visibility, speeding, and cut-through traffic. In addition, issues of flooding, farm traffic, and blind spots on E. Valley Road were raised.

The potential for an access point aligned with the current location of the access to the Pitt-Ohio site was also raised. The applicant has indicated a lack of interest in pursuing access at this location. However, a prior point of access study for the corridor identified this as a possible location for a signal.

The Commission did not specifically support a single location along the 309 corridor as it will be PaDOT that makes the ultimate decision regarding access to this roadway. No vote was taken to determine the Commission's preference for the other potential access points to the site. The applicant will continue discussions with PaDOT and the Township as the project moves forward.

Environmental Advisory Council

No report.

Adjournment

There being no further business, the meeting adjourned at 8:10 p.m. The next regular meeting is scheduled for October 4, 2016, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary