

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, February 7, 2017 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:25 p.m. with the reciting of the Pledge of Allegiance. There was an effort to make phone contact with Commission member Bloeser however, a two-way connection could not be achieved.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice-Chair
 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 January 4, 2017 meeting were not yet available.

Subdivision and Land Development Reviews

Lanark Commons II – the applicant is proposing to construct a 28,768 square foot medical office building and 2,250 square foot bank building on a six (6+) plus acre lot located at the corner of Lanark Road and Route 309. According to the applicant, the office building will also contain an urgent care center and will operate from 8AM to 8 PM. Several waivers are requested to allow for the proposed development. The Planning Commission reviewed the requests for waivers at this meeting and will consider the full plan at their meeting in March. The property owners, PD Lanark, LP and PD Lanark, GP, LLC, were represented by Mr. deBeers and consultants Tony Ganguzza of Boyle Construction and Amit Mukherjee of Base Engineering, Inc. Mr. deBeers provided the Commission with the history of proposed development on the site and a summary of the current proposal.

A total of eight(8) separate requests for relief from the Subdivision and Land Development Ordinance (SALDO) and four (4) separate requests for relief from Ordinance 108-B [Stormwater Management] were requested by the applicant and individually reviewed and discussed at the meeting. A summary of direction provided by the Commission members is as follows:

- Section 302.D.2 – Existing Features/Topography: approve conditioned upon the information provided on the plans presented

- Section 510 – Sidewalks along the access drive to West Valley Road: approve conditioned upon the continuation of the proposed trail along West Valley Road along the south side of the access drive to the parking lot
- Section 507 – Trail along PA Route 309: request formal withdrawal as this section is not applicable
- Section 510 – Sidewalk along PA Route 309: approve conditioned upon the installation of a trail along West Valley Road
- Section 510 – Sidewalk along West Valley Road: approve conditioned upon substitution of a trail for the required sidewalk
- Section 507.B.4 - 16' easement for trails on private property: applicant notified that the area of the easement would not impact the minimum lot size calculation. Recommended withdrawal of the request.
- Section 511 – Curbs: request formal withdrawal of this section as it is only applicable when sidewalks are provided
- Section 513.A.3 – encroachment within an easement: approve conditioned upon the provision of an easement agreement that includes specific language regarding responsibility for ownership, maintenance, and restoration of the easement area
- Sections 503.A.2, 507.B, 511, and 518.B – required improvements to West Valley Road frontage of the property north of the proposed access drive: approve deferral of the installation of the required improvements until such time that a land development plan for the adjacent property on West Valley Road is submitted. The obligation for such improvements shall run with the land currently under consideration for land development plan approval.
- SMO Section 304.H – design of infiltration BMPs: approve for Basin 2 conditioned upon the applicant obtaining an NPDES Permit from the LCCD/DEP
- SMO Section 308.B.4 – 2% minimum bottom slope: approve to allow uniform infiltration within proposed basins
- SMO Section 308.B.5 – requirement to have basins dry out completely within 24 hours: approve condition upon the applicant obtaining an NPDES Permit from LCCD/DEP
- SMO Section 305.D.1 – related to development sites with greater than 33% proposed impervious cover: approve conditioned upon a clean letter from Leidos and approval of the NPDES Permit by LCCD/DEP.

In addition to the requests for waivers, the Commission discussed previously raised issues about the site including the presence of Karst geology and the design for stormwater management as well as the need for a decel lane along Lanark Drive to the proposed access point.

As noted, the Planning Commission declined to take any formal action on the waiver requests at the meeting and will provide such action when the entire project is reviewed at the March meeting.

Discussion

Environmental Advisory Council - No report.

Upcoming Agenda Items - The Commission members spent some time discussing the schedule for projects already under review and new items to come before the Commission at future meetings. Several items are already slated for inclusion on the March agenda.

Adjournment

There being no further business, the meeting adjourned at 8:15 p.m. The next regular meeting is scheduled for March 7, 2017, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary