

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

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:33 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice-Chair
 George Bloeser
 Rod Chirumbolo
 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 and the February 7, 2017 meeting were reviewed and approved with a minor spelling correction.

Subdivision and Land Development Reviews

Lanark Commons II -Mr. deBeer, representing the property owner, presented a brief overview of the plan that proposes construction of 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. The lot is the result of the combination of several separately existing parcels that are intended to be joined in common as an element of the plan presented. Mr. deBeer indicated that the proposed medical building will be occupied by a single tenant while noting that there is continued discussion with two possible banks to occupy the proposed drive-thru facility shown on the plan. Completion of construction in August 2018 is anticipated.

The Commission discussed waivers for the project at their previous meeting in February. Three of these waiver requests were formally withdrawn by the applicant and the remainder were acted on in conjunction with the plan proposal after specific discussion regarding relief associated with the storm water management design.

A resident from Old Bethlehem Pike questioned the impact of the runoff from the site to the Preston Lane area. The Township Engineer indicated that the project would not increase the rate or volume of runoff from this site and would therefore not have a negative impact to the area in question.

After detailing each of the applicable conditions, the Commission voted unanimously to recommend approval of the plan to the Board of Supervisors.

Posh Revised Final Land Development Plan - a plan for development of this site, located at the corner of Saucon Valley and Saucon Creek roads, was previously reviewed and approved by the Township. Mike Jeitner, representing the applicant, reviewed this history with the Commission members and identified the subsequent changes to the project which resulted from the required review by Lehigh University's Architectural Review Board.

In summary, these changes included the elimination of one of the two originally proposed 6,000 square foot office buildings to create a single 11,000+ square foot office structure and minor adjustments to the parking lot and stormwater management designs to accommodate this change. The Zoning Hearing Board re-reviewed the revised project and re-approved the previously requested variances at their meeting on March 6, 2017. Previously granted waivers for the project are also requested to be re-approved with the current proposal.

After a discussion of the plan changes, Mr. Anthony made a motion to recommend approval of the plan with the conditions identified. The motion was unanimously approved.

Discussion

Kay Builders - Lehigh Parcel #4 - Mr. Comitta, representing the applicant who is requesting consideration for creation of a new zoning district for LUP #4, provided a presentation to highlight the type of development that would be proposed on this site. Also in attendance were Jim Preston, attorney for the applicant, and Fred Jackson a designer for the project. Mr. Koze was present to answer questions about the proposal.

The presentation and the associated concept plan were discussed by the Commission members and the procedure for development and adoption of the new zoning district was identified. The Commission Chair will serve on a committee with staff to develop the ordinance language. Regular updates from staff will be provided, with opportunities to review drafts of the proposal as it progresses.

Feedback from residents in attendance at the meeting was also provided and included the following comments with general support for the concept:

- Density is a concern and could present a burden on the schools
- E. Valley Road may need to be improved to accommodate additional traffic
- Neighborhood amenities including basketball courts and outdoor spaces should be included
- Stormwater management issues are of concern; existing flooding conditions exist on and near the site
- Design of the project will be key to its acceptance by residents
- Mixed-use buildings were supported with concerns about sufficient parking

All those who spoke also noted support for the potential preservation of the Landis Mill parcel which the applicant also owns.

Ordinance 141-M - discussion of the ordinance was tabled until the April 4, 2017 Commission meeting.

Environmental Advisory Council - Mr. Anthony identified that recycling days will be held on April 22nd and October 14th.

Adjournment

There being no further business, the meeting adjourned at 9:30 p.m. The next regular meeting is scheduled for April 4, 2017, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary