

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, May 2, 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
 Al 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 March 7, 2017 meeting and the April 4, 2017 meeting were reviewed and approved with a minor correction to the March minutes.

Subdivision and Land Development Reviews

Copperhead Grille Preliminary/Final Land Development Plan-

The applicant was represented by Jason Buchta, RLA of Ott Consulting, Inc. and Kate Durso of Fitzpatrick, Lentz & Bubba, P.C. This project was previously reviewed by the Commission at their meeting in April. Since that time, the applicants have revised the plan to address a number of the previously provided review comments.

Details of the project regarding the future location of pedestrian infrastructure, the resolution of the conveyance of the land located adjacent to the PaDOT right-of-way for Route 378, the potential location of required street trees, and the conveyance of storm water through the site were considered.

After reviewing the changes to the plan and discussion of the areas where the site presented difficulties achieving full compliance with the design criteria associated with the Village Commercial Overlay designation, the Commission voted unanimously to recommend approval of the plan and associated waivers to the Board of Supervisors with the conditions as specified in the reviews.

Dunkin Donuts Sketch Plan -

The applicants were represented at the meeting by Brian Gasda of Lehigh Engineering and Tom

Schlegel of Fitzpatrick, Lentz and Bubba, P.C. Mr. Schlegel summarized the proposed development depicted on the sketch plan for the Commission members.

In addition to the Dunkin Donuts, the applicants are proposing an X square foot retail space with no specific tenant contemplated. It was indicated that the sole reason for the inclusion of a second use on the site was financial. The non-conformities created by the proposal to incorporate a second use on a site that is less than the minimum lot size for a single commercial use were highlighted by the four-pages of comments prepared by the Zoning Officer.

The applicant will need to seek significant relief for these numerous non-conformities through appeal to the Zoning Hearing Board. In addition, the proposed drive-through is required to obtain approval through the Special Exception process. Other concerns discussed included the insufficient length of the stacking lane and the potential hazard presented from fumes emitted by idling cars in the drive through lane.

The applicants indicated that the facility would not be open 24 hours and that there was no intent to provide seating within the Dunkin Donuts; so that customers would mostly utilize the drive-through. They suggested that although there would not be sufficient space for cars to stack on the site, they felt it would be appropriate for vehicles to stack on the shoulder of Route 309 instead.

The Commission identified the potential to address the overage related to maximum lot coverage by voluntarily improving the architectural features of the building. The applicants appeared receptive to this alternative and were advised to contact the Zoning Officer to discuss the applicable criteria.

Prior to preparation of a final land development plan, the applicants will apply to the Zoning Hearing Board to obtain the relief necessary for the project to move forward.

Discussion

Environmental Advisory Council - Commission members briefly discussed the proposed development of a Sustainable Park on the Benckini property and its coordination with features of the Land Development Plan for the Copperhead Grille.

Adjournment

There being no further business, the meeting adjourned at 8:24 p.m. The next regular meeting is scheduled for June 6, 2017, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary