

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

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:34 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 May 2, 2017 meeting were reviewed and unanimously approved.

Subdivision and Land Development Reviews

Strawberry Hill–Revised Subdivision Plan #40433

A plan, revising certain aspects of the previously conditionally approved plan for the Strawberry Hill Subdivision was submitted on May 9, 2017. The applicant is identifying an intent to shift the location of the intersection of the proposed extension of Red Oak Road with Blue Church Road so that it would be offset from the existing intersection of Blue Church Road and Mountain Laurel Road as originally approved. Mr. Ken Redles, owner of the property, represented himself before the Commission.

The proposed relocation of the intersection does not comply with the intersection separation regulations however, the applicant asserted that the revised intersection location was the “safest place” and would result in a “cost savings for the project and for the Township”. There was a lengthy discussion regarding the safety of the two intersection locations, the potential for turning conflicts, and about the area reserved for the installation of the road in the originally approved location shown on the Viceroy Estates Subdivision Plan.

The applicant was unable to provide any engineering data to substantiate the claim that the revised location was safer and, in addition, had not requested relief from the applicable street design requirements with which the new location is non-compliant. The Commission suggested that Mr. Redles provide a design with the appropriate certification of a professional engineer

and that this be accompanied by a request for waivers of the design requirements necessitated by the intended relocation of the intersection.

Mr. Redles raised two additional issues related to the original conditions imposed upon the Strawberry Hill Subdivision plan by Resolution No. 2008-16. The first issue was calculation of the perpetual maintenance fee for the stormwater detention basin which is offered for dedication to the Township. The fee was calculated by the Township's engineer at the time and was based on the formula specified in the ordinance. The applicant believes that the fee is too high and believes that future maintenance would be "unnecessary" because the materials last "100 years" or more. In the alternative, the applicant proposes to revise the plan by incorporating the basin into the proposed lot #11 such that the owner of that lot would be responsible for all future maintenance of the basin. The Commission indicated that they would not consider allowing the basin to be absorbed into proposed lot #11 however, they would entertain a review of alternative calculations prepared by a qualified engineer, if provided by the applicant, to estimate the future maintenance costs of the basin.

The final issue raised by Mr. Redles involved a condition within Resolution 2008-16 related to the relocation of a water main within the site of the proposed subdivision. The required relocation would eliminate the existing main which would fall within lots proposed as part of the subdivision and place it within the right-of-way of the proposed extension of Red Oak Drive instead. The size of the relocated main was also a topic of discussion. The Commission identified the need for the Township to have free and unfettered access to the water main and thus the need to move it from within what has been proposed to become private property. The required relocation appears to be the result of the lot layout proposed by the applicant and the Commission was not willing to overturn the condition as applied and accepted in 2008.

Action on the revised plan was officially tabled by the Planning Commission until such time as additional information is provided by the applicant.

Discussion

Environmental Advisory Council - Mr. Anthony reported that the April recycling event was successful and, there was a brief discussion of 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 7:52 p.m. The next regular meeting is scheduled for July 5, 2017, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary