

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, August 01, 2017 - 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.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice-Chair
 George Bloeser
 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 6, 2017 meeting were reviewed and unanimously approved with Commission member Bloeser abstaining.

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 identified the 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 was originally approved.

Action on the revised plan was officially tabled by the Planning Commission at its meeting on June 6, 2017 for the purpose of allowing the applicant to submit additional information relative to the proposed changes to the originally approved plan. No additional information was provided by the applicant and, on July 24, 2017, notice was sent to the applicant identifying that he would need to provide the Township with a time extension if he still wished to submit the requested information such that the Planning Commission could make a recommendation to the Board of Supervisors.

On July 28, 2017, the Township was notified by the applicant that he would not be providing any additional information or the necessary extension of time. The time for the Township to take action on the plan expires on August 29, 2017 which necessitates action by the Planning

Commission at this, the August 1, 2017 meeting. The applicant was not present at the meeting nor was anyone representing the applicant in attendance.

Mr. Dinkelacker summarized previous action on the project including prior Resolution 2008-16 dated May 12, 2008 which provided a conditional approval of the Strawberry Hill subdivision plan. The conditions of this Resolution were acknowledged and accepted by the applicant on or before May 20, 2008.

The solicitor further outlined the requests before the Commission related to the one sheet plan, dated April 28, 2017, and the associated correspondence from the applicant also dated April 28, 2017. Subsequently, the Planning Commission voted unanimously to recommend denial of the following waiver requests and proposed plan revisions as outlined below:

1. Subdivision and Land Development Ordinance [1975] (SALDO) Section 246.3 and 246.32 to allow the proposed intersection of a local street with a collector road to be offset by only 100' where an alignment or 400' separation is required;
2. Ordinance 108-A, Section 704.A, to eliminate the requirement for payment of a perpetual maintenance fee associated with the proposed storm water basin;
3. Ordinance 108-A, Section 704.A, to allow for the reduction of the perpetual maintenance fee to an unspecified amount;
4. Proposal to revise the conditionally approved prior plan to relocate the intersection of Red Oak Drive and Blue Church Road;
5. Proposal to revise the conditionally approved prior plan to incorporate the detention basin into lot #11;
6. Proposal to revise the conditionally approved prior plan to change the location of the water line serving proposed residences along Red Oak Drive.

Discussion Items

3939 West Drive Preliminary/Final Land Development Plan #2017-07

This land development plan, submitted on July 7, 2017 would provide for an addition of 10,000 square feet of new office space on this existing lot in the E (Enterprise) Zoning District. Mr. Jeff Bevin of Bohler Engineering represented the applicant and provided a brief summary of the project. At the time of the meeting the project had not obtained the necessary zoning relief to move the project forward. As a result, there was no action by the Commission.

Ordinance 141-O Official Zoning Map change R-2 to C

This ordinance would amend the Township's official Zoning Map by rezoning a 7,333 square foot area of an R-2 (Suburban Residential) zoned parcel to C (Commercial) to facilitate development of the adjacent commercially zoned site. The applicant was represented by legal counsel, Erich Schock of Fitzpatrick, Lentz & Bubba. Mr. Schock summarized the proposed land development for the existing commercial parcel(s) and how a portion of the irregularly

configured R-2 parcel would be subdivided and incorporated into the project once it was rezoned.

The Commission members discussed the existing zoning of some of the surrounding parcels and the appropriate location of the zoning boundary between the residential and non-residential development in this area. Mr. Anthony made a motion to move the proposal forward and Mr. Roman seconded. The Commission voted 4-0 to recommend approval to the Board of Supervisors.

Plan SWL: Southwestern Lehigh County Comprehensive Plan

In accordance with the provisions of Article III, Section 301.c of the Municipalities Planning Code, the Township received a draft of this multi-municipal comprehensive plan for review and comment. After a brief discussion of the planning effort and participants in the planning process, the Commission reviewed the comments provided in the memo prepared by staff and dated July 28, 2017. The Commission recommended that these comments be forwarded to the Board of Supervisors for consideration during their review of the document scheduled for August 28, 2017.

Environmental Advisory Council - Mr. Anthony indicated that a meeting was held but that there was no new information to report.

Adjournment

There being no further business, the meeting adjourned at 7:50 p.m. The next regular meeting is scheduled for September 5, 2017, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary