

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, February 6, 2018 – 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
 Dennis Aranyos
 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 3, 2018 meeting were reviewed and approved.

Subdivision and Land Development Reviews

Wawa Preliminary/Final Subdivision and Land Development Plan #2017-05

This project, located at the corner of Route 309 and Passer Road, proposes the development of a Wawa convenience store with associated gas pumps as well as fast food restaurant to be constructed as a separate, second use on the site. The applicant has submitted plans and a list of requested waivers for consideration by the Township. Review of the requested relief was the focus of the discussion.

The applicant was represented by Joe Botta, Pineville Properties, LLC, Erich Schock of Fitzpatrick, Lentz, & Bubba, P.C., and Bill Reardon, P.E., of Bohler Engineering. Mr. Schock provided a brief introduction of the project while Mr. Reardon gave a detailed summary of the proposed development.

The application included requests for relief from six (6) provisions of the Subdivision and Land Development Ordinance (SALDO) and seven (7) requirements of the Stormwater Management Ordinance (108-B). Relief from applicable elements of the Zoning Ordinance were previously considered and approved by the Township’s Zoning Hearing Board. Commission members voiced general support for the list of waivers and focused discussion on a just a few design aspects of the project.

Mr. Anthony raised concerns regarding the proposed access from Passer Road which was the subject of requested relief from the applicable horizontal alignment requirements of the SALDO. The proposed access is designed with a radius of 30' where 75' is required. This limitation, coupled with the proximity of the access to the intersection with Route 309, caused concern about the ability for trucks and passenger vehicles to safely and easily access the site in this location. Representatives for the applicant assured the Commission that the design was sufficient to accommodate the turning movements of cars and trucks that would be accessing the site on a regular basis and, that the design was necessitated by the limitations of the site; including the desire to move the access point as far as possible from the existing intersection with Route 309. Comparisons with other Wawa locations nearby led to further discussion about concerns for the design, location, and width of the access and its potential to be blocked. The potential for trash to collect in the large stormwater BMP located in the parking lot between the Wawa and fast food use was raised by Ms. Falcone. She was assured that Wawa management would be responsible for keeping this, and all portions of the site, clean and orderly.

Impacts of the proposed development on the adjacent watercourse and associated riparian buffer was also raised by Ms. Falcone. It was noted that while the proposed project identifies an encroachment into the riparian buffer associated with this watercourse, that encroachment improves the existing condition at the property.

No action was taken on the requested relief. The applicant will resubmit revised plans for consideration at a future Planning Commission meeting.

Public Comment

Mr. Wetzel, 5100 Locust Valley Road, addressed the Commission regarding his concerns about the proposed development on the Locust Valley Golf Course adjacent to his property. There is an apparent discrepancy with regard to the description of the property line and location of easements on land directly abutting his lot. The Commission members acknowledged their awareness of this issue and staff indicated that they would keep Mr. Wetzel apprised of plans coming before the Township for review and approval.

Kenneth Andrejko, 1735 Cortland Lane, addressed the Commission with his concern regarding the lack of a Community Recreation Center in the Township and his desire to see the Township investigate opportunities to provide this amenity to its residents. There was a brief discussion about prior efforts, the potential for coordination with surrounding communities, the use of public/private funding, the current plans to locate a YMCA in the area, and the potential for development of a committee to look into the issue further.

Adjournment

There being no further business, the meeting adjourned at 7:20 p.m. The next regular meeting is scheduled for March 6, 2018, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary