

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, July 3, 2018 - 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**
 George Bloeser
 Bryan Macfarlane
 Antonio Roman

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Roxann Steelman, Township Solicitor's Office
 Kevin Chimics, Township Engineer

Minutes

The minutes of the June 5, 2018 meeting were reviewed. One typo was identified and Mr. Bloeser made a motion to approve as revised. The motion was seconded by Mr. Roman and the minutes were approved.

Subdivision and Land Development Reviews

Sketch Land Development Plan for PSU-Lehigh Valley Maintenance Building and Salt Shed #2018-04

The applicant was represented by Jim Mazeika (Barry Isett & Associates, Inc.) who summarized the proposed development. The project would include construction of a structure with a footprint of at least 4,800 square feet which would contain four (4) garage bays for storage of utility vehicles, plows, and trucks as well as locker rooms, bathrooms, office and conference space to accommodate both PSU and visiting sports teams, and a 1,000 square foot second story mezzanine devoted to storage.

The structure is to be located in an area currently dedicated to parking for the University. Mr. Mazeika reported that the current enrollment at the facility was only 930 students - requiring only 620 parking spaces and that there are more than 1000 parking spaces at the site. The project would result in the removal of 2000 square feet of impervious parking area which would be removed and returned to grass.

The plans presented to the Planning Commission had been revised to address some of the Township consultant's review comments issued prior to the meeting - including shifting the location of the Maintenance Building and Salt Shed to address some setback issues as well as removing the proposed screen wall and replacing it with some landscaping. No copies of the

revised plan were submitted to the Township for consideration or left with staff after the meeting.

The project will require NPDES permitting which is intended to be coordinated with the proposed Dining Hall expansion on the same site.

The Commission members raised concerns with the elimination of parking spaces based on the current enrollment rather than the building capacity as well as how the realignment of the Camp Meeting Road intersection with Saucon Valley Road (as depicted on the Township's Official Map) might impact the structure placement. In addition, Commission members raised concerns about geo-technical features located within the site and how the proposed salt storage might adversely impact the underground aquifer. Mr. Mazeika responded that PSU has its own regulations related to containment and would be willing to consider establishing a policy for handling salt on the site to address any concerns. The Township indicated that these options should be discussed in greater detail with their geotechnical consultant Kent Littlefield.

No action by the Commission was requested or taken. No timetable for submission of a Preliminary or Final Land Development Plan was indicated.

Sketch Land Development Plan for PSU-Lehigh Valley Dining Hall Expansion #2018-05

The applicant was represented by Paul Szewczak (Liberty Engineering) who provided a description of the intended use of the proposed three-story addition to the existing building. Mr. Szewczak indicated that the first floor would serve as a dining hall while there would be student services such as game rooms and study rooms on the second and third floors of the addition. A full-size commercial kitchen is proposed as part of the expansion which would result in an increase of both public sewer and public water consumption. It is anticipated that two-three tractor trailers would provide delivery to the site on a weekly basis.

The expansion is to be located on the Center Valley Parkway side of the building which PSU considers to be the "front". An existing paved fire lane serving the building is intended to be converted to a "grass" access utilizing reinforced plastic grid under grass to offset some of the impervious being added to the site.

The work requires NPDES permitting which is intended to be coordinated with the Maintenance/Salt Shed construction proposal.

No action by the Commission was requested or taken. No timetable for submission of a Preliminary or Final Land Development Plan was indicated.

Adjournment

There being no further business, the meeting adjourned at 8:05 p.m. The next regular meeting is scheduled for August 7, 2018, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary