

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, October 2, 2018 - 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Ms. Falcone called the meeting to order at 6:37 p.m. with the reciting of the Pledge of Allegiance.

**Members Present:**        **Samantha Falcone, Chair**  
                                     **Gerry Anthony, Vice Chair**  
                                     **Dennis Aranyos**  
                                     **George Bloeser**  
                                     **Rod Chirumbolo**  
                                     **Bryan Macfarlane**

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

**Minutes**

None.

**Subdivision and Land Development Reviews**

**Goddard School Stabler Lot #10 Preliminary/Final Land Development Plan #2018-03**

The applicant was represented by Erich Schock (FLB), Monti Kalsi, Chris Geary, P.E. (Acela Engineering), Tony Seitz (High Real Estate), and Ben Guthrie (TPD). Representatives for the applicant summarized the project and responded to questions from Commission members. Issues discussed included consistency with the conditions of approval established by the Zoning Hearing Board approval for a second use on the site, whether the uses and associated traffic patterns were complementary, the functionality of the required pick-up/drop-off area design proposed, concerns regarding stormwater management controls and the ongoing development of sinkholes and the carbonate geology within the property, compliance with the required lighting standards, traffic impacts at the intersection of West Drive and Corporate Parkway and the future need for re-timing of the signal at Corporate Parkway and Center Valley Parkway to prevent a backup of vehicles beyond the entrance to the site, and whether the second-story office space was appropriate.

The Commission members also questioned the applicant regarding the request for waivers of the sidewalk requirements, stormwater management design requirements, and the need to provide a second access for a site generating in excess of 225 average daily vehicle trips.

Due to the extensive list of concerns reflected in the reviews prepared by the Township's consultants and the applicants inability to demonstrate compliance with the conditions established by the Zoning Hearing Board, the Commission voted to table action on the proposal.

### **Discussion**

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

Jim Mazeika (Barry Isett & Associates, Inc.) and the Business Manager for the PSU-Lehigh Valley Campus represented the applicant in a discussion of relief from the required installation of sidewalks as specified in Section 510 of the Subdivision and Land Development Ordinance. At their July meeting, Commission members expressed the importance of some form of pedestrian connection to the intersection of Saucon Valley Road and Center Valley Parkway. This is a fully signalized intersection with cross walks and handicap ramps already installed. Mr. Mazeika presented an option to instead provide some limited connections from the campus to the intersection of Saucon Valley and Saucon Creek Roads and to the entrance to the Swim N' Zone property on the opposite side of Saucon Creek Road.

Discussion involved the location, material, and safety of various locations for bicycle and pedestrian access that would serve to provide the desired connection between the campus and adjacent shopping and employment destination.

The Commission rejected the proposal to only provide sidewalk to two spots along Saucon Creek Roadway as presented, and reaffirmed their position that the minimum acceptable alternative to obtain relief from the regulation would be to provide a sidewalk/walkway from the campus entrance opposite Camp Meeting Road, along Saucon Valley Road to the intersection with Center Valley Parkway.

### **Adjournment**

There being no further business, the meeting adjourned at 8:35 p.m. The next regular meeting is scheduled for November 7, 2018, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary