

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, February 5, 2019 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:32 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice Chair
 George Bloeser (*by phone*)
 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

Board of Supervisors Meeting Actions

Staff reviewed the zoning relief provided at the Monday, February 4, 2019 Zoning Hearing Board meeting and briefly outlined two proposals presented to the Planning & Zoning Committee. One of these involved a potential rezoning of property at 5050 Locust Valley Road to the R-3 Zone. The other item involved a review of redevelopment options for a commercially zoned property located on E. Valley Road on which the existing principal use is residential. This information was provided to keep the Commission members informed and to prepare them in the event that the Board should request input from the Planning Commission on these issues.

Minutes

The minutes of the January 8, 2019 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.

The applicant was represented by Erich Schock of Fitzpatrick, Lentz, & Bubba, P.C., and Eric

Britz, P.E., of Bohler Engineering. Mr. Schock gave a summary of the most recent updates to the proposed development.

The application included requests for relief from ten (10) 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.

The applicant's traffic consultant provided information on the traffic improvements and the status of the Highway Occupancy Permit that is under review by PaDOT. There was discussion of the proposed right-of-way improvements and the requested relief from the Township's standards. Continued concern associated with the sharp turning radius of the access from Passer Road was identified by the Commission members as was an interest in assuring the ability for emergency vehicles and fire apparatus to access and maneuver within the site. Questions about the loading/unloading accommodations for each use and the potential for noise to impact the adjacent residential units were addressed by the applicant.

The Commission took the following actions with the respect to the Plan:

The PC voted unanimously to recommend **conditional approval** of the following **waivers**:

1. Ordinance 108-B Sections 304.H and 308.B.4 requiring that the stormwater design allow for infiltration when the ground surface is frozen and that a basin bottom have a minimum slope of 2%. The condition of approval requires that the Developer obtain an approved NPDES permit.
2. Ordinance 108-B Section 403.C.4 which requires compliance with SALDO Section 501.A.4.d as it relates to the installation of a low flow channel. The condition of approval requires that the Developer obtain an approved NPDES permit.

The PC voted unanimously to recommend **approval** of the following **waivers**:

1. Subdivision and Land Development Ordinance (SALDO) Sections 302.D.1, 302.D.2, 302.D.5, and 302.D.7 requiring the provision of specific information within two hundred feet (200') of the site; unless the subject of a current or future imposed condition of approval.
2. SALDO Sections 503, 510, 511, and 518.B requiring specific improvements to N. Main Street and the associated right-of-way adjoining the Bassler property.
3. SALDO Section 503.A.3 requiring the dedication of additional right-of-way only as it relates to a small portion of the site adjacent to Passer Road.
4. SALDO Section 506.C requiring access drives to have a minimum horizontal curve radius of 75' only as it relates to the access from Passer Road.
5. SALDO Section 501.A.4.d only as it relates to the requirement to provide a concrete apron across the width of non-residential driveways. With regard to this section's applicability to the design of the curb, landscape strip, and street tree locations, the PC recommends approval of the design as presented with curb directly adjacent to the

- sidewalk and street trees located outside the normally required landscape strip.
6. SALDO Section 510 requiring the provision of sidewalk along all streets and access drives only as it relates to sidewalk along S. Route 309 south of the proposed right-in/right-out access to the site.
 7. Ordinance 108-B Sections 308.B.8, 308.B.11.b, 308.B.11.d, and 308.B.11.e as they relate to specific stormwater design requirements.

The PC voted unanimously to recommend **conditional approval** of the **Plan**, subject to the following:

1. Satisfaction of the following comments contained in the January 31, 2019 Hanover Engineering Associates review letter:
 - a. Comments B. 1, 7 (a)-(d), 8, 9 (a)-(c), 10 – 20, 22, 26 (a), 27 (a)-(c), 28, and 29.
 - b. Comments C. 1, 2, 10 (a)-(c), and 11-15.
2. Satisfaction of comments 1, and 2 contained in the January 30, 2019 memorandum of Trent Sear;
3. Payment of the applicable Transportation Impact Fee to the Township's Transportation Capital Improvement Fund;
4. Execution of a subdivision and land development improvements agreement to the satisfaction of the Township;
5. Execution of an Ordinance 108-B Agreement to the satisfaction of the Township;
6. Provision of an irrevocable stand-by letter of credit in a form and amount satisfactory to the Township to secure completion of all required improvements;
7. The applicant's filing of the ordinance vacating Short Road in accordance with the terms of Provision B.3 of Ordinance 163;
8. Receipt of a resolution of the courts affirming the vacation of Short Road;
9. Revision of the record plan to identify with specificity each waiver or deferral granted, the purpose/impact of the waiver or deferral, the conditions/terms of each waiver or deferral and the date of the grant of relief by the Board of Supervisors and,
10. Payment of all review fees due and owing.

Adjournment

There being no further business, the meeting adjourned at 8:04 p.m. The next regular meeting is scheduled for March 5, 2019, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary