

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, May 7, 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**
 Dennis Aranyos
 George Bloeser
 Bryan Macfarlane
 Antonio Roman

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Tom Dinkelacker, Township Solicitor
 Kevin Chimics, Township Engineer

Board of Supervisors Meeting Actions

The Chair reviewed relevant actions from the Board of Supervisors meeting held on April 8, 2019.

Minutes

The minutes of the April 2, 2019 meeting were reviewed. Commission member Aranyos made a motion to adopt as presented, Commission member Roman provided a second. Commission member Macfarlane abstained, and the motion passed 4-0.

Subdivision and Land Development Reviews

Brinley Court Phases 2 & 3 Final Land Development Plans #2019-02 and #2019-03

No one representing the applicant appeared at the meeting.
No discussion took place and no action was taken.

Preliminary/Final Land Development Plan for PSU LV Maintenance Building #2018-04A

Ms. Kate Durso, legal counsel for the applicant and Mr. Jim Mazeika, engineering consultant for the applicant presented the project to the Commission. Mr. Mazeika outlined the changes to the plan since it was last presented as a sketch plan at a meeting in July 2018. Ms. Durso reviewed the action taken by the Zoning Hearing Board in April, to provide relief from compliance with a list of zoning ordinance criteria applicable to the proposal.
There was discussion with the Commission members related to the requested waivers from the Subdivision and Land Development Ordinance regulations as well as specific review comments from the Township’s consultants. This discussion included a review of the concerns expressed

by Kent Littlefield as reflected in the May 2, 2019 letter from Leidos. Specific concern about the type of sewage pipe to be utilized was raised with the Township Engineer providing an indication that the Engineer for the Sewer Authority agreed with the concerns raised in the letter and the need to provide the “double-walled” piping recommended.

Also discussed were the landscaping issues raised in May 1, 2019 memo prepared by Zoning Officer Trent Sear. These issues were raised in item #8 of the referenced memo. The applicant indicated that at least four (4) existing trees were to be removed as part of the proposed construction. The Chair requested that these trees be replaced with new plantings within the site. Item #6 of the Zoning Officer’s memo identified that the required clear site triangles contained signage and vegetation that created obstructions to the vision of motorists. Legal counsel for the applicant argued that these were pre-existing conditions while the Commission members encouraged the applicant to create a safe condition at these intersections.

Questions regarding the width required for recreational trails were raised in association with comments #22 and #23 in the Hanover review dated May 2, 2019. The applicant’s proposal includes the installation of an asphalt pedestrian walkway through the site in lieu of the required 5’ concrete sidewalk adjacent to all roads and access drives. The Commission debated what the width of the proposed walkway should be and decided on a recommendation of 8’ for the N/S portion and 6’ for the portion that would run east toward the existing sidewalk.

Finally, there was a lengthy discussion regarding the requested waiver of the curbing requirements along all streets and access drives. This involved recognition of the damage being done by Aldi-bound trucks parking along the uncurbed shoulders of the roadway along the Penn State property, as well as the acknowledgement that curbing would require PaDOT approval and impact the method in which stormwater was managed along the cartway.

The Commission took no action on the proposal.

Public Comment

None

Discussion

None

Adjournment

There being no further business, the meeting adjourned at 7:52 p.m. The next regular meeting is scheduled for June 4, 2019, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary