

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, November 13, 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
 Dennis Aranyos
 George Bloeser
 Rod Chirumbolo
 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 Commission acknowledged action by the Board to conditionally approve the Final Land Development Plans for the Penn State Maintenance Building and Dining Hall Expansion plans on September 9, 2019 and conditional approval of the Final Land Development Plan for the TOA Locust Valley proposal.

Minutes

The minutes of the September 3, 2019 meeting were reviewed. Mr. Bloeser asked for an amendment to minutes to recognize his comments related to the safety of on-street parking at the TOA Locust Valley site. The amended minutes were unanimously approved.

Subdivision and Land Development Reviews

Landis Mill Estates Waiver Request #30742

Wayne Doyle of Cowan Associates represented the applicant, Kay Builders. Mr. Doyle explained that the purpose of the requests was to accommodate all desired improvements within the right-of-way including on-street parking, sidewalk, planting strip, and recreation trail. Proposed cross-sections for Roads A, B, and C were presented to detail the necessary relief and a copy of the Preliminary Subdivision Plan for the project, last revised May 9, 2016 was provided to indicate the location of Roads A, B, and C for which the relief was requested. Chairperson Falcone questioned whether the proposed sidewalk location would be on the "inside" or "outside" of the proposed roads. Mr. Doyle indicated that this decision had not yet been finalized. Additionally, Chairperson Falcone expressed concern about the number of

driveway cuts along the street and the availability of on-street parking spaces. Mr. Chirumbolo supported the ability for the streets to remain clear for emergency vehicles at all times and questioned whether the required parking was being accommodated on-site.

Mr. Shirock, a resident living at 5318 Old Bethlehem Pike, asked the Commission what happened to the proposal to preserve this land. Attorney Dinkelacker responded by indicating that the potential preservation of the site was linked to a potential rezoning of other lands under the control of the applicant which is no longer being pursued.

The Commission members expressed a general willingness to favorably consider the requested relief at such time that the full plan was presented for consideration.

Pitt-Ohio Preliminary/Final Land Development Plan #2018-06

Representatives for the project included James Maug, Director of Building Maintenance and Property Management for Pitt-Ohio, Dave Hager, PE and Adam Motchenbaugh, PE, both with PVE, LLC, and Michael Parrish, legal counsel. Mr. Hager outlined the intent of this phase of the proposed expansion and provided each Commission member with a handout that contained detailed information related to the existing facility and proposed improvements.

After reviewing the handout in detail, Commission members had the following comments/questions:

Mr. Bloeser asked about the provision of a lighting plan and compliance with the geo-tech review prepared by the Township's consultant Hydro-Terra.

Chairperson Falcone asked for an overview of the plan for stormwater management on the site. Mr. Motchenbaugh provided the overview and there was some discussion about the existing 'hot spot' and how spills in this area would be contained. Additionally, the applicant indicated the intent to withdraw the request for relief from Section 304.K of Ordinance 108.B

Mr. MacFarlane questioned the plans for Phase 2 and what would be involved. Mr. Hager explained how the current work would set the stage for a potential future expansion as it relates to both storm water management and truck trailer parking.

Mr. Anthony asked about the proposed screening along E. Hopewell Road and,

Mr. Roman commented on the pictures of the site taken from E Valley Road which showed how trailers were blocking the emergency access to the site.

There was a lengthy discussion regarding the need sidewalk to be installed along E Valley Road, the ability to accommodate a sidewalk and/or recreation path on the Pitt-Ohio side of E Valley in addition to the additional landscaping that was required and the existing swale in the right-of-way.

Mr. Chirumbolo questioned whether the swale was functional and whether this water might be piped instead so that a sidewalk could be constructed.

Staff reviewed the alternative placement of a recreational trail on the opposite side of E Valley Road and the potential for the applicant to contribute to the construction of this improvement as part of the requested waiver.

Following this discussion, the Commission took the following actions with the respect to the Plan:

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

Ordinance 108-B Sections 304.H, 308.B.4, and 308.B.5 The condition of approval requires that the Developer obtain an approved NPDES permit.

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.

SALDO Section 302.D.5 Provision of off-site information is waived except as may otherwise be required by conditions of plan approval

SALDO Section 502.N/518.B The condition of approval requires that the Amur Privet provided along E Valley Road be changed to a species specified in Section 321.E.3 of Ordinance 141-A

SALDO Section 510 The condition of approval allows for the installation of the required recreation trail in a manner to be agreed upon in lieu of both the required sidewalk and the required recreation trail.

The Commission recognized the withdrawal of the waiver of Ordinance 108-B, Section 304.K and that relief from SALDO Section 511 was no longer necessary given the waiver associated with SALDO Section 510.

The Commission voted 7-0 to recommend that the Board of Supervisors approve the Preliminary/Final Land Development Plan subject to the following conditions:

Satisfaction of comments B. 1, 3(a-d), 5 through 12, 13, 14, 17(b, c, d) 20 (a, b, c) and 21; comments C. 1, 2, 4, 7, 8 (a, b), and 9-12, all as contained in the November 7, 2019, Hanover Engineering Associates review letter

Satisfaction of comments 1, 2, 5, 6 and 7 as contained in the October 31, 2019, Hydro-Terra Group letter

Satisfaction of comments 4 – 11, 17-19, including compliance with Sections 484.B, H, I, J, K, L, N, and O, satisfaction of comments 20, 21-25(if applicable), 27-29 (if applicable) and Zoning Hearing Board conditions 2, 3, 4, 5, and 6 contained in the November 8, 2019, review memorandum of Trent Sear

Satisfaction of the comments related to provision of a Knox Box for the emergency access gate and the building as well as maintenance of the existing fire hydrant contained in the November 1, 2019 review letter from the Chief of the Upper Saucon Volunteer Fire Department #1;

Execution of a subdivision and land development improvements agreement to the satisfaction of the Township Solicitor to be secured by an irrevocable stand-by letter of credit in a form and amount satisfactory to the Township Solicitor to secure completion of all required improvements

Execution of an Ordinance 108-B Agreement to the satisfaction of the Township Solicitor;

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

Payment of all review fees due and owing.

Discussion Items

Commission members received the potential meeting dates for 2020 and agreed to continue meeting the first Tuesday of the month at 6:30 pm. The November meeting date was questioned and subsequently corrected.

The Commission was advised of the need to select a new EAC representative for 2020. A Planning Commission member is required to serve, and a new volunteer must be selected prior to the end of this year. Although there was much discussion, no volunteer was selected. Updates on the status of both the general Comprehensive Plan and the Comprehensive Recreation and Open Space Plan were provided. The Commission members were invited to respond to the on-line survey and to notify friends of the upcoming public meeting on January 8, 2020.

Adjournment

There being no further business, the meeting adjourned at 8:20 p.m. The next regular meeting is scheduled for January 7, 2020, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary