

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

**Call to Order/Pledge of Allegiance**

Ms. Falcone called the meeting to order at 6:36 p.m. with the reciting of the Pledge of Allegiance.

**Members Present:**        **Samantha Falcone, Chair**  
                                     **Dennis Aranyos**  
                                     **George Bloeser**  
                                     **Rod Chirumbolo**  
                                     **Bryan Macfarlane**  
                                     **Antonio Roman**

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

**Board of Supervisors Meeting Actions**

The Commission acknowledged action by the Board to conditionally approve the Final Land Development Plan for Lanark Commons III and the Williams Lot Line Adjustment Plan for 5048/5068 E. Valley Road

**Minutes**

The minutes of the July 2, 2019 meeting were reviewed. A recommendation to approve as drafted was made by Mr. Bloeser and seconded by Mr. Macfarlane. The minutes were unanimously approved.

**Subdivision and Land Development Reviews**

**PSU - LV Maintenance Building #2018-04A**

Representatives for the project included Jim Mazeika of Barry Isett & Associates, Inc. and Kate Durso of Fitzpatrick, Lentz & Bubba. Mr. Mazeika provided an update on the status of the project since the last meeting. Ms. Durso indicated the project's compliance with the review prepared by Leidos and identified that the maintenance portion of the building would be in use 24 hours/day. There was a lengthy discussion related to the waiver associated with the required sidewalk and recreational trail installation associated with the project. The Commission considered whether to defer the required installation or grant a waiver that would allow the applicant to provide an alternative to these improvements. Ms. Durso commented that a deferral would not be reasonable due to the stormwater impact and the cost for the design and future installation. Mr. Dinkelacker indicated that any waiver of the requirement associated with this project would not apply to any future development of the project and encouraged the

Commission to deal with the regulation now. Kevin Chimics of Hanover Engineering noted that the majority of his remaining comments had to do with outside agency approvals (NPDES, PaDOT) and some minor, clean-up items. The Commission acted to recommend approval of the requested relief from SALDO Sections 302.D.2, and 302.D.5 as well as recommending conditional approval of relief from Sections 507.B.1, 510.C, and 518.B.

Waivers of four sections of Ordinance 108-B were also recommended for conditional approval and the plan was recommended for conditional approval subject to compliance with the comments of Township staff and consultants by a vote of 6-0.

#### **PSU LV Dining Hall Expansion #2018-05**

Representatives for the project included Tammy Rae Leslie Barr of Liberty Engineering and Kate Durso of Fitzpatrick, Lentz & Bubba. The changes to the plan since the last review were highlighted and there was discussion regarding the co-ordination of the sewer installation and other improvements between this project and the maintenance building project. The Commission acted to recommend approval of the requested relief from SALDO Sections 302.D.2, 302.D.5, and 305.A.4 as well as recommending conditional approval of relief from Sections 507.B.1, 510, 502.N, and 518.B.

Waivers of two sections of Ordinance 108-B were also recommended for conditional approval and the plan was recommended for conditional approval subject to compliance with the comments of Township staff and consultants by a vote of 6-0.

#### **Estates at Saucon Valley Conservation Subdivision Sketch Plan #2019-07**

The applicant was represented by Matt Longenberger of Bohler Engineering. John Wagner, Mike Tuskes, and Rob deBeer, partners for the project, were also present. Due to the significant number of residents in attendance, the Chair and the Solicitor began the discussion of this project by identifying the role of the Planning Commission, the applicable State legal requirements and Township Ordinances, as well as clarifying the sketch plan procedure and outlining the approval process.

Mr. DeBeer explained the proposal and the use of the Conservation Design Development regulations as amended by Ordinance 141P and Mr. Longenberger pointed out the sketch plan's compliance with various elements of these Conservation Design Development regulations. Commission members received responses to questions related to infrastructure, potential traffic, trails, and the required amount of open space.

Residents in attendance were provided the opportunity to speak on the proposed development and identified the following issues:

- The safety of the adjacent road network including issues of congestion, speeding, and blind curves/visibility
- Existing stormwater management/runoff
- Infrastructure and service capacity including sewer, police, school system, and fire
- The loss of wildlife in the area
- Consistency with the pattern of development in the surrounding area

- Environmental concerns including the potential for pollution of existing wells, the potential for arsenic in the soil, the need to protect the existing pond and watercourse, and light pollution.
- Desire to have ordinance changed to require larger lots.

The Developer will take these comments into consideration. No action by the Planning Commission was necessary at this time.

**Public Comment**

None

**Adjournment**

There being no further business, the meeting adjourned at 9:40 p.m. The next regular meeting is scheduled for September 3, 2019, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary