

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, September 3, 2019 - 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:31 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice Chair
 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 appoint Hydro-Terra as the Township's geo-technical consultant and to conditionally approve the Final Land Development Plans for Phases 2 and 3 of the Brinley Court project. The Board also provided a revised approval of the Brinley Court Preliminary Plan and Phase 1 Final Plans.

Minutes

The minutes of the August 6, 2019 meeting were reviewed. A recommendation to approve as drafted was made by Mr. Bloeser and seconded by Mr. Roman. The minutes were unanimously approved. Mr. Anthony abstained.

Subdivision and Land Development Reviews

Parking Lot Plan - Kladias Dental Office #2019-09

Representatives for the project included Sofia Kladias, John Tsiouvaras, and Mark Bradbury of Martin, Bradbury, & Griffith, Inc. The applicant requested clarification regarding some of the comments contained in reviews by the Township's consultants. There was discussion of the amount of PaDOT right-of-way at the intersection of Route 309 and Chestnut Drive, the willingness to provide additional right-of-way only at the intersection of Chestnut Drive and Apple Lane, the location of the existing garage in relation to the applicable setback, and the assertion by the applicant that there were discrepancies in the decision of the Zoning Hearing Board. The Commission members voiced some concern related to the existing access to Route 309 which did not connect to the new proposed parking lot and required vehicles to back out into traffic on the highway. The Commission urged the applicant to eliminate the driveway

however, the applicant indicated that this access to the garage was necessary as he intended to utilize the garage for the storage of his personal equipment.

A brief discussion of the requested waivers included some concern for truck access to the proposed parking area. The applicant indicated that no truck access was necessary and that the access design could easily accommodate delivery vehicles, vans, and passenger cars.

Mr. Ben Rabenold, a resident with property adjoining the site, asked the applicant about access for emergency vehicles, the light pole that was installed on the site, and the impact of stormwater runoff on the adjacent property. Mr. Chimics explained to the Commission that the project did not require the implementation of stormwater management controls and that the runoff from the site was designed to sheet flow toward an inlet.

The Commission took no action on the plan. The applicant identified the intent to apply for additional relief from the Zoning Ordinance requirements.

TOA-Locust Valley Final Plan #2017-09A

Representatives for the project included Ms. Laura Eberly of Pennoni and Mr. Dave Biddison of Traditions of America. Mr. Biddison acknowledged receipt of the reviews prepared by the Township's professional consultants and the intent to comply with the applicable comments. Ms. Eberly summarized how stormwater management for the project was designed and indicated that the plans are still working through the DEP permit process. She also identified how the development would protect the floodplain area associated with the Laurel Run through the planting of a riparian buffer which has been approved by the Lehigh County Conservation District.

Commission member Bloeser expressed concerns raised by Chief Castetter that, based on experiences at the existing TOA development, there is a significant concern that frequent on-street parking will occur despite the "No Parking" signage, thus blocking access for fire trucks during fire emergencies.

Several residents were in attendance and addressed the applicant and the Commission with the following concerns:

Mr. Dan Koziel - identified concerns about the existing storm water on and near the site and asserted that there is going to be a problem.

Mr. Eric Wilson - raised concern about the added traffic and about the intended dedication of the seven (7) acre parcel that included several "rotting buildings" and environmentally hazardous areas as open space.

Mr. Jim LaPorta - indicated that he felt that the Township had the responsibility to preserve this site as open space and complained about the level of maintenance provided for the detention basin at Blue Church and Mountain Laurel Drive.

Mr. Duane Wetzel - also raised concerns about stormwater management and asserted that the Limit of Disturbance depicted on plan sheet 105 encroached on his property. Mr. Wetzel asked about a bridge over Laurel Creek that had been washed out and what was to be done with it. He believed the washout to be caused by stormwater runoff. Mr. Wetzel inquired as to the status of the update to the Township's Comprehensive Plan and for information related to construction of the Liberty Bell Trolley trail.

Mr. Dennis Brennan – asked about noise associated with the pump station that is to be located on the site as well as what the facility would look like. The applicant agreed to add some landscape buffer to screen views of the structure in areas outside of the clear sight triangle associated with the access to the pump station from Locust Valley Road.

Following this discussion, the Commission voted 5-1 to recommend that the Board of Supervisors approve the Final Land Development Plan subject to the following conditions:

- a. Satisfaction of comments B. 1, 2, 4 through 8, 9.a and b, 10 through 14, 17 through 19, 22, 26, 27, 29.a and b and 30 and comments C. 1, 8 and 10 through 12, all as contained in the August 29, 2019, Hanover Engineering Associates review letter
- b. Satisfaction of comments 1, 2 and 3 as contained in the August 27, 2019, Hanover Engineering Associates sanitary sewer review letter
- c. Satisfaction of comments 2, 4, 5, 9 and 10 contained in the August 29, 2019, review memorandum of Trent Sear
- d. Satisfaction of all conditions of Preliminary Plan approval
- e. 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
- f. Execution of an Ordinance 108-B Agreement to the satisfaction of the Township Solicitor;
- g. 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
- h. Recording of deeds reflecting the consolidation and/or subdivision of the North and South Lots as provided in the Preliminary and Final Plans at the time of recording the Final Plan
- i. Payment of all review fees due and owing.

Public Comment

Ms. Karen Rabenold addressed the Commission suggesting that she had not been notified of the changes to the plan for the Kladias Dental Office and that the notice she had received was “too hard to understand”

Ms. Sue Kelly, a resident at 3360 Flint Hill Road addressed the Commission with a complaint about the traffic along Taylor Road and the amount of speeding. She asked that the Township move the mailboxes (on Flint Hill Road) so that residents do not need to cross the road to pick

up mail. Ms. Kelly was advised to raise her concerns at the next Board of Supervisors meeting.

Adjournment

There being no further business, the meeting adjourned at 9:02 p.m. The next regular meeting is scheduled for October 8, 2019, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary