

Board of Supervisors
Upper Saucon Township
5500 Camp Meeting Road
Center Valley, PA 18034

October 28, 2019

Re: CURATIVE AMENDMENT TO ZONING ORDINANCE

Dear Board of Supervisors,

As a homeowner I know that one of the most attractive features of our township and why families like mine choose to call this home is the quality of life here, and the absence of over development. Overdevelopment and incompatible development that is not consistent with the township creates increased traffic and noise, and less preservation of land and recreational areas that lowers quality of life. Areas like Hanover township and Lower Macungie have seen this type of overdevelopment over the years and its a shame because what used to be desirable areas to live have now become so overdeveloped and busy its not somewhere I would consider to live anymore.

We moved to the township and purchased our home on E Valley Rd a year ago and we recognized that the field across the street could be developed one day but we made the decision with the understanding from the zoning code that provided for a 500 feet separation from residential areas such as mine. Kay builders had access to the same information in considering this parcel, and I find it troubling that they are challenging the zoning ordinance without regard for the impact on the township community and the immediate homeowners that have been established here long before this. If the current zoning code here is not suitable for their gross development plans then its not the right parcel for this kind of builder and its certainly not the right township for this level of intimidating behavior to dance around our ordinances. This township cares about aesthetics, and preservation of land and this builder clearly does not and wants to build without regard of what kind of township this is. Other developers are building in the township within the scope of this zoning code so why is it that Kay Builders cant do the same?

This property lies between two existing residential neighborhoods with high value homes many worth well over half a million dollars. Would you buy a half a million dollar+ home that overlooks a busy 24/7 trucking terminal across the street? So, you cant tell me that this wouldn't impact our resale value especially those with yards open to E. Valley Rd. I like many of my neighbors made an investment decision in purchasing our homes and we made that decision with the understanding of and within the established zoning code. Change that and we stand to suffer financial loss by adversely impacting our home resale value and quality of life and as homeowners our investment and properties are not less important. We have the right to defend our resale value, and the peaceful enjoyment of our properties if its impacted because we were established here first.

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Eliminating the 500 feet requirement places an industrial facility too close in proximity to existing residential areas such as my home and the home of my neighbors and we look to this zoning ordinance to preserve the peaceful enjoyment of our residential and recreational areas. We go home from work to rest but I wouldn't expect those working at a truck terminal to care about noise and other factors that will impact the homes across the street where we are trying to rest and enjoy some time off with our family. That's why there needs to be some separation set forth by the 500 feet requirement. My fear is that by allowing this curative amendment it will expose other residential areas across our township to similar infringement on their properties and quality of life and we urge you to uphold the zoning code as it stands.

This is why the zoning ordinance is not exclusionary, it protects the community who call these areas home from incompatible facilities and development such as what is being proposed that risk the peaceful enjoyment of our residences and recreational areas with added noise, light pollution and traffic. In fact a recent Morning Call article published on September 18th outlined recently released PennDot data on fatal crashes across the Lehigh valley with the deadliest single location proving to be the corner of route 309 and center valley parkway. We simply cannot support the increased truck traffic at this location, it's not a good location for this.

I would be willing to listen to a reasonable and well proposed plan such as scaling back the development to comply within the existing zoning code, a traditional neighborhood development concept similar to what's here already, single family homes etc. or an age qualified community which would provide tax benefit without the added burden on our school system. I urge you to listen to the homeowners who will have to live with the aftermath of the decision you make, and I hope that you will listen to the residents who truly care about this township before you listen to a developer who has twice now presented the township with plans that only suite their bottom line without regard for the community they are coming in to.

The truth is that Kay builders has proposed land development that far exceeds the limitations of the zoning code, insisting on building on every square inch without regard for preserving land, compatibility within the township it's coming into, its community and the neighbors surrounding E. Valley Rd who have long been established here. To this end the applicant has not yet provided proof that it couldn't make use of the land by reducing the extent of the proposed development design to comply with the zoning code. I would hope that you would listen to our testimony and not allow our township to fall victim to developers exploiting our planning authorities and ruining our township.

Sincerely,



John Tiemann

Center Valley, PA 18034