

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, March 3, 2020 - 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:30 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**
 Thomas Dinkelacker, Township Solicitor

Board of Supervisors Meeting Actions

None.

Minutes

The minutes of the January 7, 2020 meeting were reviewed and, after correcting the list of members present, were unanimously approved.

Subdivision and Land Development Reviews

Landis Mill Estates Preliminary Subdivision Plan #30742

Wayne Doyle of Cowan Associates and Richard Brooks, consultant for Kay Builders, represented the applicant at the meeting. The applicant submitted three (3) stand-alone waiver requests for the project. One was to eliminate the installation of sidewalk along Landis Mill Road and a second was to also eliminate the installation of curbing along this same roadway. The third request was to obtain relief from the maximum water depth regulations associated with detention or retention basins as set forth in the Township's adopted Stormwater Management Ordinance. Also, just prior to the meeting, the applicant requested a determination regarding the application of Section 522 Park and Recreation Lands as it would apply to this project. Only these issues were presented for discussion.

Mr. Doyle explained the need for relief from the maximum basin depth regulation citing the NPDES storage requirements and the size and level nature of the basins as reasons why

meeting the regulation would be difficult. Chairman Falcone suggested that the project be reviewed to find ways to reduce the amount of impervious such that the storage volume of the basins could be minimized. Mr. Doyle indicated that the relief was not needed for every basin and that, at this time, the exact amount of relief needed was unknown. Commission members noted that without more details about the stormwater design, amount of relief, and ability to reduce impervious coverage, they would not feel comfortable making a recommendation related to the requested waiver. Action on the request was tabled pending receipt of additional details.

Mr. Doyle indicated that the request for relief from the requirement to install curb and sidewalk along Landis Mill Road was due to it being a State roadway and that there was no other sidewalk in the vicinity of this site. Chairman Falcone identified the importance of providing connection to the site and the nearby amenities as well as a concern for the safety of any pedestrians along Landis Mill Road. The Commission members discussed potential alternatives as well as whether the authority of PaDOT was absolute on roads not controlled by the Township. No alternative to the required pedestrian accommodation was offered by the applicant.

Prior to making a recommendation, the discussion was opened to the residents in attendance. Comments received included the following:

Ryan Holmes-5386 Landis Mill Road voiced concerns about the waiver process and the consideration of requested relief without a presentation of the subdivision plan. Mr. Holmes identified an interest in understanding the whole proposal before granting any waivers, especially as they apply to stormwater management. In addition, Mr. Holmes questioned where sidewalk would be placed if located along Landis Mill Road.

In response to concerns about the review of the plan, Attorney Dinkelacker identified the need for a solid timeline related to action on the plan which has an expiration date of June 30, 2020. This would require that the proposal be reviewed by the Planning Commission in May in order for action by the Board of Supervisors to occur in June. Attorney Dinkelacker encouraged the applicant's representatives to provide a submission of the entire project addressing the lengthy list of issues identified back in 2016 in accordance with this meeting schedule.

James Zawick-5371 Landis Mill Road noted that it was premature to ask for waivers without the presentation of plans and that the project should be designed so that it was not necessary to request any relief. Mr. Zawick also noted that foot traffic has increased along Landis Mill Road and this creates a safety issue which needs to be addressed.

John Worsley-5659 Landis Mill Road indicated that the creek bed has, over time, migrated toward Landis Mill Road which creates flooding on his property. He asserted that a study needed to be done to evaluate the damage resulting from the creek cutting away at the highway.

Judith Worsley-5659 Landis Mill Road reported that the neighbors were concerned about the density of the project. There was some discussion about how/when the proposed Age Qualified

Community development of the site was abandoned in favor of the current proposal which applies the Conservation Design Development standards of the zoning ordinance. Ms. Worsely indicated that she was concerned about traffic and noted that the amount of children potentially living in the development would lead to accidents. Further, she indicated that she was counting on the Township to be prudent and to restrict the density of the project. She identified that there was no need for townhomes and that these would be an eyesore to the community. She felt there would be a need for a traffic light and that the additional traffic generated by the development would exasperate the existing difficulty of accessing Route 378.

The Commission declined to take any action on the curb and sidewalk waivers.

The representatives for the Applicant identified an interest in having the Planning Commission provide guidance on the application of SALDO Section 522 which provides options for meeting the Township Open Space, Park and Recreation Requirements. The Commission members again noted the difficulty of providing direction without any plan to evaluate or discuss. It was noted that the previous discussions regarding the potential to obtain credit for recreation fees associated with the project through the provision of in-kind contributions to improvements as depicted on a Concept Plan prepared by Jackson Land Planning, LLC dated January 20, 2016 remained of interest to the Township. Upon the submission of the full plan and details related to this proposal, the Commission agreed to provide the necessary guidance.

Public Comment

None

Discussion

Ordinance 141-R Amendment to Forestry Regulations

Staff and the Commission members discussed the purpose and intent of proposed Ordinance 141-R and the mandate imposed by the Office of the Attorney General with regard to its adoption. Commission members discussed the potential impact of the changes and the Township's inability to adopt more stringent regulations.

Mr. Chirumbolo made a motion that the Commission recommend approval of Ordinance 141-R to the Board of Supervisors. Mr. Aranyos seconded the motion which was unanimously (7-0) approved.

Adjournment

There being no further business, the meeting adjourned at 7:50 p.m. The next regular meeting is scheduled for April 7, 2020, at 6:30 p.m.