

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, June 2, 2020 – 6:30 p.m.
Virtual Meeting

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:37 p.m.

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
 Kevin Chimics, Township Engineer

Board of Supervisors Meeting Actions

Ms. Falcone identified the Board’s conditional approval of the Gawlikowski/Thomas Lot Line Adjustment Plan at their May 18, 2020 meeting.

Minutes

The minutes of the March 3, 2020 meeting were reviewed and unanimously approved.

Subdivision and Land Development Reviews

Calvary Bible Fellowship Church Final Land Development Plan #90633

Adam Smith of Barry Isett & Associates and David Peters, Pastor of the Church represented the applicant and provided a brief summary of the project which received Preliminary Plan approval in May 2013.

Through discussion, it was determined that a Knox Box already existed at the site. Commission member Bloeser commented on the need to secure approval from Coopersburg Borough for the water service improvements to the site.

Commission member Aranyos made a motion to recommend conditional approval of the Final Plan. The motion was seconded by Vice-chair Anthony and unanimously (7-0) approved.

The conditions to be imposed as part of the approval include the following:

Satisfaction of comments B.1 (a) and (b), 2, and C.1 – 6 as contained in the May 14, 2020 Hanover Engineering Associates review letter;

Satisfaction of the comments contained in the April 3, 2020 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;

Payment of all review fees due and owing.

Lanark III Preliminary/Final Land Development Plan #2020-03

Mark Bahnick, P.E. and Rob deBeer represented the applicant and provided information on the proposed development of the site which will be joined in common with the adjacent properties to establish a medical campus for St Luke's. The addition of a third building will result in 86,152 square feet of medical office space on the site.

Discussion of the requested waivers included the use of a trail in lieu of sidewalk along W. Valley Road and the need for construction within an existing easement on the site.

Mr. deBeer reviewed the request for application of Zoning Ordinance section 220.U which allows for an increase in the amount of impervious coverage on the site. The permitted amount in the Commercial zone is 60%. The proposed amount is 63.8%. Application of the provisions of Section 220.U could allow up to 75%.

A lengthy discussion of the whether or not the proposed development was consistent with the intent of the criteria set forth in Section 220.U took place as the Commission members debated whether the request for additional impervious should be recommended for approval.

Chairperson Falcone expressed concern that perhaps the proposal was too intense for the site and that the standard St. Luke's building does not reflect any special characteristics of the Township. A poll of the Commission members in attendance indicated that most of them had similar concerns regarding the amount of development on the site and the difficult topography that resulted in the use of significant retaining walls to accommodate the project. Commission member Chirumbolo disagreed with the majority and identified St. Luke's as a good neighbor. He clarified that the stormwater would not be an issue due to the NPDES permit requirements and that he felt that the original building and this new building met all the requirements set forth in Section 220.U.

Discussion moved from a review of the building design to questions about the proposed stormwater system. A brief description of the underground facilities and the proposed dosing system was provided. A second poll of the Commission members in attendance indicated an unwillingness to provide a recommendation at this time. The project was tabled pending further discussion with the applicant regarding ways to improve the proposal to address the provisions of Section 220.U.

Public Comment

None

Discussion

None

Adjournment

There being no further business, the meeting adjourned at 8:54 p.m. The next regular meeting is scheduled for July 7, 2020, at 6:30 p.m.