

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, November 9, 2021 – 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**  
   **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 actions to approve projects as follows:

September 27, 2021: Good Shepherd Rehabilitation Hospital (Resolution #2021-27)  
   Goddard School Revision (Resolution #2021-28)

**Minutes**

The minutes of the September 9, 2021 meeting were reviewed and unanimously approved as written. Commission member Aranyos abstained from the vote.

**Subdivision and Land Development Reviews**

**Yamnicky Subdivision - Sketch Plan #2021-06**

Mr. Justin Strahorn, project manager with W.B. Homes represented the applicant by providing a summary of the changes to the sketch plan since it was last reviewed at the Commission's September meeting. These changes included the elimination of the double cul-de-sac design, the relocation of the street intersection with Chestnut Hill Road to comply with the applicable intersection separation regulations, the delineation of the area to be provided with a 30' landscape buffer, the provision of a 28' wide cartway with sidewalk along one side of the proposed street, and an indication that there was an ongoing discussion regarding the placement of a water booster station that would be needed to provide adequate water service to the site.

Commission member Bloeser identified his concerns related to the water booster station and the indication that the proposed elevation would not work. Additionally, Mr. Bloeser provided

feedback on the proposed trail location and questioned whether the applicant had received the review comments from Andy Bohl at Hanover.

Chairperson Falcone clarified the intended cartway width of the road and questioned whether the design accounted for the required guest parking and/or resident on-street parking.

Public comment on the project included the following:

**Mr. Ehrie 6229 Beverly Hills Road** raised concerns regarding stormwater runoff and how it was to be remediated; questioned whether street lights were to be provided; noted the presence of birds/raptors and brown bats on the site; raised a concern regarding the presence of bog turtles; mentioned the impact of dust/debris and noise during construction; identified that the proposal was "fairly dense"; asked about the intended size of the homes to be constructed; suggested that lots in the proposed development be moved away from the rear yards of homes along Beverly Hills Road; identified the potential for long-term residual contamination of the soil on the site and his concern for his neighbors and children;

**Mr. Vandenberg 6151 Beverly Hills Road** identified his concern with water currently coming off this site which has gotten worse over time. Mr. Vandenberg also mentioned that fox, turkey, and deer live on the parcel which is zoned for development.

**Mr. Youngs 5880 Woodcrest Drive** voiced concern that the proposed street would invite use of a short cut to Blue Church Road; also identified issues with existing runoff; questioned whether construction vehicles would enter the site by using Woodcrest Drive.

**Mr. Muth 6349 Chestnut Hill Road** questioned the presence of a spring on the site; raised concerns about the project ruining a pond which would be damaged by run-off from the site.

Attorney Dinkelacker identified the role of the Planning Commission and their review regarding the proposed development's compliance with the Township Ordinances as well as State and Federal laws that are implemented through the Lehigh County Conservation District, Pa Department of Environmental Protection and the U. S. Environmental Protection Agency.

Mr. Strahorn identified that the PNDI results did not identify the potential for bog turtle habitat, that an HOA would govern the development, that the proposed street would be dedicated to the Township and that the open space would be open to the public.

The Commission took no action on the plan. More information will become available as the applicant proceeds from sketch to Preliminary Plan for the project

#### **Strawberry Hill Subdivision - Sketch Plan #2021-07**

Mr. Justin Strahorn of W.B. Homes represented the applicant by providing a summary of the changes to the sketch plan since it was last reviewed at the Commission's September meeting. These changes included the addition of the delineation of the required thirty-foot (30') landscape buffer, the intent to continue the cartway at 24' in width, the provision of sidewalk on both sides of the street and the possible inclusion of street lights in limited locations.

The Commission members had a lengthy discussion related to the requested relief for a cul-de-sac street that was both in excess of the maximum length and served more than the maximum number of residential units as well as whether a second access to the project from Blue Church

Road could be safely designed as either a full movement intersection or for emergency use only. The proposed twenty-two (22) units would generate 258 vehicle trips/day which exceeds the threshold that would require a second means of ingress/egress. If the number of units were to drop to only twenty (20), the vehicle trips/day would drop under the threshold of 225.

The Commission took no action on the plan or the requested relief. More information will become available as the applicant proceeds from sketch to Preliminary Plan for the project.

#### **DeSales Medical Studies Building - Sketch Plan #2021-05**

Mr. Jim Mazeika, P.E. of Barry Isett and Associates, and Mr. Marc Albanese of DeSales identified the changes that were made to the sketch plan for a new, three-story classroom building on the DeSales campus. The Commission last viewed the plan at their meeting on September 9, 2021.

The location of a proposed connection to the recreation path along Taylor Drive was highlighted. Discussion regarding the development of a Master Campus Plan to identify both current and future landholdings and anticipated campus growth continued and the development of new zoning provisions for a campus use was agreed to by staff. A timeline for this work to be accomplished needs to be developed.

The Commission took no action on the plan.

#### **Discussion/Action Items**

##### **Public Comment**

*None*

##### **Adjournment**

There being no further business, the meeting adjourned at 9:03 p.m. The next regular meeting is scheduled for December 7, 2021, at 6:30 p.m.