

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Reorganization Meeting
Tuesday, March 2, 2021 - 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:32 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
 Kevin Chimics, P.E. Township Engineer

Board of Supervisors Meeting Actions

None

Minutes

The minutes of the January 5, 2021 meeting were approved as drafted.

Subdivision and Land Development Reviews

Saucon Overlook- Preliminary/Final Plan - #2020-08

Mr. Rob deBeer and his consultants Tony Ganguza (Boyle Construction) and Jim Illigash (Pennoni) presented the project which involves land located in both Lehigh and Northampton Counties and Upper and Lower Saucon Townships. Mr. deBeer expressed the desire for the project to reflect a more rural development, consistent with the applicable regulations in Lower Saucon Township. This includes larger lots with custom built homes, on-lot sewage disposal, and a local road with no shoulders, curbs, or sidewalks.

In response to questions from the Chair, Mr. Illigash gave a brief summary of the stormwater system designed for the project as well as the intent for this infrastructure to be owned and maintained by the HOA regardless of which Township it was in. Mr. Bloeser voiced some concern regarding impact to the trout in the Saucon Creek.

The Commission members reviewed the requested waivers with the applicant and discussed the status of the comments prepared by the Township's geo-technical consultant, Kent Littlefield.

The Commission took the following actions with the respect to the Plan:

The PC voted unanimously to recommend **conditional approval** of the following **waivers**:

1. Ordinance 108-B Sections 304.H requiring that the stormwater design-allow for infiltration when the ground surface is frozen, 308.B.4 requiring a bottom slope of 2%, and 308.B.5 requiring draining of a basin within twenty-four (24) hours. The condition of approval requires that the Developer obtain an approved NPDES permit.
2. Ordinance 108-B Section 308.B.11.a requiring that the maximum water depth not exceed six feet (for basin #1) conditioned upon the Developer obtaining an approved NPDES permit.
3. SALDO Section 302.D.5 to allow for the identification of man-made features within two hundred feet (200') of the site as currently depicted unless the subject of a current or future imposed condition.
4. SALDO Section 513.A.3 prohibiting any encroachment within an easement to allow the location of a sewer pipe within the drainage swale located on Lot 3 under the following conditions:
 - a. Provide the required ten-foot (10') foot separation between the on-lot disposal area and the drainage easement and depict it on the plan.
 - b. The sewer pipe shall cross over the drainage pipe with a minimum one foot (1') vertical separation and shall be sleeved at the crossing for reinforcement and future maintenance.
 - c. Provide an easement for the sewer pipe to allow the landowner to construct, maintain, repair, or replace the pipe as needed where it is located within the drainage easement.
 - d. Submit copies of these easement agreements to the Township for review.

The PC voted unanimously to recommend **approval** of the following **waivers**:

1. SALDO Section 510, requiring sidewalks along portions of Station Avenue and Spring Valley Road and along the proposed cul-de-sac all as located within Upper Saucon Township.
2. SALDO Section 501.A.4.d only as it relates to the requirement to provide a concrete low flow channel in a detention basin.
3. Ordinance 108-B Section 308.B.11.e as it relates to specific stormwater design requirements.

The PC voted 6-1 [Commission member Bloeser voted no] to recommend **conditional approval** of the **Plan**, subject to the following:

1. Satisfaction of the following comments contained in the February 24, 2021 Hanover Engineering Associates review letter:
 - a. Comments B. 1-6, 9-19, 21-23, 25, 27, 31 (b) and (c), and 32-36.
 - b. Comments C. 1-4, 6, and 11-16.
2. Satisfaction of comments 2-4, and 12-15 as contained in the February 22, 2021 memorandum of Trent Sear;

3. Satisfaction of comments 1-4, 6, and 7 as set forth in the February 15, 2021 Hydro-Terra review letter;
4. Satisfaction of comments 1-3 as set forth in the October 28, 2020 Snyder Hoffman Associates, Inc. review letter;
5. Submission of proposed Homeowners Association governing documents for review and approval by the Township Solicitor;
6. For any easement that involves the Township, submission of a metes and bounds description and plot plan of the easement area and timely execution of a Deed of Easement and Agreement with the Township and/or Authority as appropriate;
7. Execution of a subdivision and land development improvements agreement to the satisfaction of the Township;
8. Execution of an Ordinance 108-B Agreement to the satisfaction of the Township;
9. Provision of an irrevocable stand-by letter of credit in a form and amount satisfactory to the Township to secure completion of all required improvements;
10. 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 and,
11. Payment of all review fees due and owing.

Discussion Items

The Commission reviewed a memo dated February 22, 2021 setting forth comments and a recommendation for adoption of the Update to the Comprehensive Plan. The Update was prepared by JMT in conjunction with an appointed Steering Committee, and previously reviewed at Planning Commission meetings on September 1, 2020 and October 6, 2020.

Discussion included the language associated with the potential preservation of agricultural land already zoned for development, and the importance of stormwater management and the MS4 permit process in the Township's future planning.

Some minor revisions were made to the memo as a result of this discussion, including adding the Stormwater Management Ordinance to the list of planning documents that need to be updated.

Commission member Bloeser made a motion to approve forwarding the recommendation to the Board of Supervisors for consideration. Commission member Aranyos seconded the motion. The vote was unanimous.

Public Comment

None

Adjournment

There being no further business, the meeting adjourned at 8:32 p.m. The next regular meeting is scheduled for April 6, 2021, at 6:30 p.m.