

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

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:31 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, 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 March 2, 2021 meeting were approved as drafted.

Subdivision and Land Development Reviews

Good Shepherd Sketch Plan - #2020-09

Consultants representing this project included Laura Eberly of Pennoni, Scott Kern, KRN Development, and Attorney Blake Marles, legal counsel for the applicant Good Shepherd Rehabilitation Hospital. Mr. Kern indicated that the proposed facility would have 75 beds over four stories (30 beds per floor with 16 beds on the fourth floor for patients with brain injuries) and include a pharmacy, lab, therapy gym, café, patient dining, and an imaging center. Chairperson Falcone raised some concerns about placement of the building which will result in the service area facing Center Valley Parkway rather than the front entrance, as well as the how the design of the purported “cutting edge facility” would complement the architecture in the area surrounding the site. Ms. Falcone also highlighted the importance of future planning for the site to ensure the implementation of appropriate pedestrian and vehicular connections. In addition, she raised some concerns about the removal of mature vegetation from the site due to the location of the construction within the 45+ acres available for development. Ms. Eberly confirmed that a minimum 25’ wide strip of these mature plantings would be retained along the corner of the property where Center Valley Parkway and Saucon Valley Road intersect.

Commission member Aranyos asked how the size of the proposed facility compared to Good Shepherd's existing facility in Allentown and Commission member Bloeser inquired about traffic flow to the facility and 24-hour presence of staff and security. Mr. Bloeser also asked about the concern raised by Chief Castetter regarding the potential for the street tree location to impede emergency vehicle access to the site.

Results of the traffic study for the project were not yet available however there was much discussion about the proposed access to Saucon Valley Road in lieu of a connection to Camp Meeting Road, the prohibition on any access to Center Valley Parkway, the need for a left turn lane at the intersection of Saucon Valley Road with Center Valley Parkway, as well as how bicycle and pedestrian connections will be accommodated on the site.

Attorney Marles provided an overview of the relief being requested by Good Shepherd; indicating that they could not provide any information on future development of the site and clarifying that Good Shepherd had no intent to construct the extension of Recovery Drive to serve any future development or provide the necessary connection to Saucon Valley Road.

Commission members raised concerns about the ability of the requested narrower trail width (5' in lieu of 8') to accommodate pedestrians and bicycles, as well as the safety of bicycles on the shoulders of Camp Meeting and Saucon Valley Roads.

The Commission took no action on the plan.

McKinney Subdivision Plan - #2020-12

Rod Chirumbolo (Bolo Engineering) and Dan McKinney (property owner) represented the applicant. Mr. McKinney summarized the proposal and the current status of efforts to obtain the necessary approvals for on-lot sewer, connection to public water, and access to Camp Meeting Road from PaDOT. Mr. Bloeser raised concerns about the timing of a carbonate study and Attorney Dinkelacker identified the need to establish an easement to recognize the existing stormwater flow from the street into the pond on the property. The request for relief from the requirement to provide street trees was discussed at length.

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

The PC voted 5-0 to recommend **conditional approval** of the following **waivers**:

1. Subdivision and Land Development Ordinance (SALDO) Sections 302.C.6 and 302.C.10, Section 302.D.1, Sections 302.D.4(a)-(p), and Sections 305.D.5(a)-(p). The conditions imposed include the following:
 - Identification of all adjacent subdivisions.
 - Identification of all easements located within 50' of the subject site.
 - Compliance with the provisions of Section 502 of the Township's Zoning Ordinance and, where any environmental features are located on site, they shall be mapped for a distance of 50' from the site boundaries.
 - Identification of all survey monuments, surface waters, fire hydrants, sewer and water systems, stormwater management infrastructure, streets, driveways, and access drives within 50' of the subject site.

The PC voted 5-0 to recommend **approval** of the following **waivers**:

1. SALDO Sections 302.D.2 requiring the presentation of topographic information within 200' of the site, 510 requiring the installation of sidewalks along all streets, and Section 518.B requiring the installation of street trees along Camp Meeting Road.

The PC voted 5-0 to recommend **conditional approval** of the **Plan**, subject to the following:

1. Satisfaction of the following comments contained in the March 31, 2021 Hanover Engineering Associates review letter:
 - a. Comments B. 1-4, 6, 10, 12-25, 28, 29, and 31-33.
2. Revision of the Plan to satisfy comments 2-6, 10, 12-14, and 16, contained in the March 29, 2021 memorandum of Trent Sear;
3. Satisfaction of the March 19, 2021 review by Hydro-Terra through implementation of the six (6) recommendations of the Carbonate Geology Report prepared by John A. Kortvely, Geologist, Inc. as last revised on February 25, 2021.
4. Preparation and recording of new deeds for the two (2) new lots;
5. Preparation and recordation of an easement agreement for the fire hydrant easement identified on the Plan;
6. Provision of a stormwater easement related to the stormwater flows from Camp Meeting Road that enter lot #2 and,
7. Payment of all review fees due and owing.

Discussion Items

Attorney Dinkelacker advised the Commission of his move to a new firm: Norris McLaughlin, P.A.

Public Comment

None

Adjournment

There being no further business, the meeting adjourned at 8:39 p.m. The next regular meeting is scheduled for May 4, 2021, at 6:30 p.m.