

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, August 3, 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**  
   **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:

April 12: 2021: Saucon Overlook Subdivision, Dieterly LLA

April 26: McKinney Subdivision

June 14: Wawa/McDonald's, Old Saucon Revised Preliminary

July 12: Ohl's Lane LLA

**Minutes**

The minutes of the April 6, 2021 meeting were reviewed and unanimously approved as written.

**Subdivision and Land Development Reviews**

**Good Shepherd Preliminary/Final Plan - #2020-09A**

Consultants representing this project included Jim Illigash of Pennoni, Scott Kern, KRN Development, and Attorney Blake Marles, legal counsel for the applicant Good Shepherd Rehabilitation Hospital. Mr. Kern summarized how the plan had changed over the last three months when the original sketch plan was reviewed by the Commission. Most changes identified were the direct result of a decision to re-evaluate stormwater management controls on the site.

In response to Chairperson Falcone's questions regarding the flow of traffic through the site and from the site, Mr. Kern identified the commitment of Good Shepherd to revise the access onto Saucon Valley Road to a right-in/right-out only intersection. Additional access issues were raised by Commission member Macfarlane who identified the preference for a connection to Camp Meeting Road instead of Saucon Valley Road. Commission member Aranyos noted his

concerns regarding the speed of traffic along Center Valley Parkway and the resultant importance of safe access points. Representatives for Good Shepherd identified the proposed intersection with Saucon Valley Road as “the best” location citing the number of turns necessary from Camp Meeting Road and the lack of shoulders as reasons why they would not reconsider intersecting with this road.

Commission member Bloeser raised concerns about the applicant’s understanding of and intent to comply with the issues raised in the review provided by Kent Littlefield at Hydro-Terra and Mr. Kern discussed the applicant’s intent to provide a point of transition between the requested 5’ wide trail design and the required 8’ wide trail design along Saucon Valley and Camp Meeting Roads.

Significant issues remain to be addressed by the applicant as identified in the various reviews provided by the Township’s consultants.

The Commission took no action with the respect to the Plan

**Discussion Items**

Report on EAC meetings by Commission member Macfarlane.

**Public Comment**

*None*

**Adjournment**

There being no further business, the meeting adjourned at 8:07 p.m. The next regular meeting is scheduled for September 7, 2021, at 6:30 p.m.