

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Special Meeting**  
**Tuesday, December 14, 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**  
   **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**

none

**Minutes**

Minutes of the November 9, 2021 and December 7, 2021 meetings were reviewed and approved unanimously (4-0).

**Subdivision and Land Development Reviews**

**Old Saucon Final Plan Phase 3 - #2021-01A**

Representatives for the project included Attorney John Van LuVanee, Bohler Engineering personnel Matt Longenberger, RLA, and Rob Swahl, EIT, as well as Jim DeNave, P.E. of PH&C, L.L.C.

Attorney Van LuVanee addressed the Commission and identified that, with regard to the review comments generated by the Township staff and consultants, all items in the Hanover review (SALDO and 108B) are "will comply", all items in the Hanover review (sewer) are "will comply", all items in the Hydro-Terra review are "will comply", and all items in the review by the Fire Chief are "will comply."

The Chair requested that someone summarize the proposed development of Phase 3 of the project. Mr. Longenberger provided an indication of what portions of the project were included on the plan as well as some observations on how the consistency with the approved Preliminary Plan. Issues raised included the location of dumpsters, pedestrian connections between buildings, the design of crosswalks in the roundabout, pedestrian access, screening, and individual building design.

Also identified was the need for buildings at the site to have a presence on Route 378 and that dumpsters and loading areas should not face this road or be adjacent to the residential homes surrounding the Village Commercial zone. Mr. Longenberger indicated that an architectural package would be prepared to address all faces of each building.

Attorney Van LuVane asserted that the applicant would need the ordinance to be flexible as each tenant will need to dictate their use. In responding to the Zoning Officer's review comments, the following items were discussed:

4. This comment references the loss of the walls that were shown on the Preliminary Plan. According to the applicant's representatives, these were retaining walls and are no longer necessary. The intent is to place evergreen trees in this location for screening.
5. The setbacks applicable to the rear areas of the buildings are, according to the applicant, front yard setbacks per the Preliminary Plan.
6. The applicant intends to submit an amenity package to address the items from Section 221.H that are identified in this comment and comment #7.
8. same dumpster issue as previously identified
9. The applicant has indicated a desire to obtain relief from the requirement related to the number and location of shade trees for the site.
10. This comment identifies areas that need to be supplemented to meet the landscape width of 10'. The applicant requests additional information related to the location of areas in question.
13. The applicant has indicated an intent to comply with this item related to heavy-duty paving details.
14. The location of the signage prohibiting parking along access drives needs to be identified.

The Planning Commission members raised some concerns related to the applicant's request for the modification of certain design standards contained in the zoning ordinance. In accordance with the provisions of Section 221.V, such modifications may be considered by the Board of Supervisors. Concerns for the design of the project were identified and included the lack of pedestrian accommodations, the undesirability of a flat roof, the seemingly erratic location of proposed building sites, the need for a cohesive appearance and the use of common building materials.

Residents attending the meeting included Ms. Schummer of 1744 Cortland Lane and Dr. Andrejko of 1735 Cortland Lane. Both properties are adjacent to the AQC zoned area of the Old Saucon development.

Ms. Schummer raised the following issues:

- The 'grocery store' will have a dumpster
- The need for protection from lights, noise, and trash associated with the project
- Questioning how her property will be buffered from the construction
- Indication that John Blair promised a fence

Dr. Andrejko raised the following issues:

- Concerns about noise pollution, air pollution, and light pollution from the project
- The intent to obtain legal services to defend his right to be protected

- Frustration that no one has had the courtesy to come and talk with him about the plan

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/Action Items**

none

**Public Comment**

None

**Adjournment**

There being no further business, the meeting adjourned at 8:29 p.m. The next regular meeting is scheduled for January 4, 2022, at 6:30 p.m.