

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, February 1, 2022 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:33 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice Chair
 Diana Inglis
 Bryan Macfarlane
 Antonio Roman
 John Zelena

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Thomas Dinkelacker, Township Solicitor
 Kevin Chimics, Township Engineer

Board of Supervisors Meeting Actions

None

Minutes

Review and approval of the Reorganization Meeting of January 4, 2022 was unanimous.

Conditional Use Application Review

The Applicant, Kay Lehigh, LLC, was represented at the meeting by legal counsel Jim Preston, Jason Engelhardt P.E., Langan & Associates, Rob Hoffman, P.E., TPD, Inc., Chris Jacangelo, P.G. Rockwood & Associates, Inc. , and planner Richard Brooks. These representatives provided an overview of the project, highlighting the development’s consistency with the recently amended provisions in Ordinance 141-S and responded to questions raised by those in attendance.

Planning Commission members identified the following questions and concerns about the proposal:

Chairperson Falcone questioned whether the Applicant had been coordinating the proposed access and intersection design with Pitt-Ohio and whether any meetings regarding this issue were scheduled.

Vice-Chair Anthony requested information on the volume of trucks that would use the site on a daily basis and how trucks entering the site from southbound Route 309 would travel to the northernmost point of Terminal B.

Commission member Zelena asked about the adjacent Stahler property and whether its future use would be compromised by proximity to the improvements on (but lack of connection to) the Kay Lehigh, LLC site.

Commission member Inglis referred to prior comments related to use of the “park-like” area within the required separation area on the site while questioning how children might be prevented from using this private property in error.

Commission member Bloeser who participated by phone indicated that he had serious concerns about the issues raised by the Hydro-Terra comments and clarified the importance of the Applicant providing the information necessary to satisfy the Township’s consultant.

Several residents in attendance at the meeting addressed the Commission and the representatives of the Applicant with the following questions/concerns:

Ms. D’Amico - 3593 Stonegate Drive identified that the portion of the site directly adjacent to E Valley Road contained a dip that caused the site to be “lower” than street level. Her request was to measure the proposed 10’ tall berm such that street level was the base measurement. In addition, Ms. D’Amico asked about the possibility for the installation of speed bumps on E Valley Road and how that process might be undertaken.

Mr. Dickey - 3475 Courtney Drive raised questions about the aesthetics of the site including lighting, the colors of the terminal buildings, and the mitigation of the noise from rooftop mechanical equipment.

Mr. Largay - 4344 Allegiant Street identified his concern about the size of the proposed facility and inquired whether it was the largest, or among the largest, in the Region and also raised questions about the viability of the project without (or prior to) installation of intersection improvements at Route 309/Center Valley Parkway and Route 309/Lanark Road

Ms. Minguillon 3542 Sunnyside Road requested information on the probable time line for construction to begin at the site.

Ms. Slota - 3880 E Hopewell raised concerns about the noise generated by the existing Pitt-Ohio terminal operation; that the existing turning lanes at Lanark (U-turn) and E Hopewell Road are already overloaded; that Route 309 needs to be six(6) lanes in order to provide additional turning lanes; that the Center Valley Parkway/Route 309 intersection has been labeled by the Morning Call as the most dangerous; that vehicle speed and running red lights is a problem already and the Township must find a way to slow traffic; that E Hopewell Road is “unsafe”; that the prohibition on the use of jake brakes on Route 309 needs to be extended; that the loss of farmland is adversely impacting food supply; that the Township is “asking for a disaster” and, that she may have to resort to moving out of the Township.

Subdivision and Land Development Reviews

SLSD Middle School Field Enhancements - Preliminary/Final Plan #2022-01

Representatives for the School District included Wayne Doyle of Cowan Associates and Dave Horn, principal of Architerra. The intent and scope of the project were described by Mr. Horn and Mr. Doyle reviewed the design of the stormwater management system.

The Commission discussed each of the requested waivers for the project with the Applicant and Commission member Bloeser recommended that the project be reviewed by UST Police Department when it is resubmitted.

The Commission took no action on the proposal which will be resubmitted for consideration at a future meeting.

Discussion/Action Items

None

Public Comment

None

Adjournment

There being no further business, the meeting adjourned at 9:48 p.m. The next regular meeting is scheduled for March 1, 2022, at 6:30 p.m.