

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, June 7, 2022 - 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
 Gerry Anthony
 George Bloeser
 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

April 11, 2022 - Adoption of Comprehensive Plan Update
April 25, 2022 - Approval of Planning Module for Saucon Overlook
May 9, 2022 - Approval of SLSD Stadium Enhancements

Minutes

The Commission members voted 6-0 to approve the April 5, 2022 meeting minutes. Vice-Chair Anthony abstained.

Subdivision and Land Development Reviews

Erwin Forrest Builders, LLC Subdivision Project No. 2022-02

Brian Gasda, P.E. of Lehigh Engineering and Keith Hoeing of Erwin Forrest Builders, LLC were present to discuss the proposed subdivision with the Planning Commission. The existing twenty-plus acre agricultural lot is intended to be divided into six (6) residential properties with five (5) newly constructed dwelling units and one (1) existing [1949] dwelling unit.

The applicants requested clarification of several comments contained in the review provided by Hanover Engineering including the following:

B.9 as it relates to the need to accommodate the location of cluster mailboxes and to coordinate the safe location for a bus stop with Southern Lehigh School District.

B.11 as it relates to the need to provide easements for both the primary and alternate on-lot sewage disposal sites

B.12 as it relates to the requirement to provide additional right-of-way and cartway where this infrastructure is insufficient.

B.25 as it relates to the requirement to provide street trees along the frontage of the property.

C.1 as it relates to the review of direct recharge infiltration BMPs by the Township's geo-technical consultant

C.2 as it relates to the NPDES permit regulations and their application to the proposed development site.

C.6.a as it relates to the percent impervious accommodated on each lot by the on-lot stormwater BMPs

The applicant has also requested several waivers from the requirements of the Subdivision and Land Development Ordinance including the provision of information associated with existing features on and within two-hundred (200) feet of the development site. The applicant has requested that the following information NOT be applicable if not located on the development site: topographic contours, floodplains, riparian buffers, wetlands, wetland buffers, steep slopes, carbonate geologic features, woodlands, wellhead protection overlay zones, historic structures, PNDI sites, areas of archaeological significance, individual soils types, water courses, rock outcrops, scenic or geologic features, streets, pavement limits, pavement markings, traffic control devices, names, and bus stops, access drives, alleys, driveways, sidewalks, buildings, off-street parking areas, off-street loading areas, stormwater management improvements and easements for stormwater management conveyance and storage facilities including size, elevations, types of material and manhole locations and service connections, water and sanitary sewer systems including manhole locations, and invert elevations, size and type of pipes, service connections and fire hydrants, utility and communication transmission lines, outdoor lighting fixtures surface waters, and survey monuments and markers. Staff requested that driveways and property lines located across the street be identified.

Other requests for relief include not improving Blue Church or Chestnut Hill Roads, not providing sidewalk or curb and not providing any type of recreational trail as depicted on the Township's adopted Official Map.

It is noted that the steepness of Blue Church Road may not be conducive to the installation of a trail or sidewalks. The applicant offered to locate a trail to the rear of the proposed lots. However, Post Office regulations may specify the location of a cluster mailbox and the design of adequate access.

Relief to allow grading on specific lots to exceed the maximum of 3:1 as specified in SALDO Section 518.E was also discussed.

Owners of a nearby lot in Lower Milford Township were in attendance to voice their concerns regarding stormwater management issues.

Since numerous issues remain to be addressed, the Planning Commission took no action on the proposal. The project will be rescheduled for consideration after the plans have been appropriately updated to address the current list of deficiencies.

Discussion/Action Items

Staff advised the Commission of the upcoming review of the update to the

Comprehensive Recreation and Open Space Plan which will be on the agenda for the July 5, 2022 meeting.

Staff also identified a list of short-term and mid-term ordinance revisions that are being prepared and will be scheduled for review by the Planning Commission over the next several months. These include the continued discussion of permitting chickens in the Suburban Residential zoning district, amendment of the forestry and timber harvesting regulations, the addition of electric vehicle charging stations as an accessory use, revisions to the approved plant listings, updating regulations associated with Power Generation Facilities, revising sign regulations and updating the stormwater management ordinance to address DEP changes.

Ms. Inglis updated the Commission on the activity of the EAC and events they have sponsored.

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 8:27 p.m. The next regular meeting is scheduled for July 5, 2022, at 6:30 p.m.