

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, February 7, 2023 – 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Chairperson 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**  
                                 **Tony Roman**  
                                 **Bryan Macfarlane**  
                                 **John Zelena**

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

**Board of Supervisors Meeting Actions**

None

**Minutes**

The Commission members voted 6-0 to approve the January 4, 2023 meeting minutes with changes proposed by Chairperson Falcone.

**Subdivision and Land Development Reviews**

**A. South Mountain Medivac Preliminary/Final LDP Project No. 2022-15**

Tom Deily of Keystone Consulting Engineers requested that this item be pulled from the agenda.

**B. Route 309 Commerce Center Preliminary/Final Land Development Plan Project No. 2022-19**

Chairperson Falcone provided a brief summary of the proposal for a truck/motor freight terminal on a +/-120 acre parcel located between Route 309 and E Valley Road. Attorney Dinkelacker reviewed the history of the project including the zoning, ownership and prior development proposals, legal filings and court decisions, prior access studies and coordination with the adjacent Pitt-Ohio operation.

Next, Jason Engelhardt of Langan, consultant for the developer Kay Lehigh, LLC, provided a brief overview of the plan for the project.

The floor was opened for questions from those in attendance and the following comments were received:

**Garin Bossert** – raised concerns about past flooding in his basement and called for installation of a sewer line across Route 309. In addition, he raised questions about idling trucks waiting in the turn lane on Route 309 and complained about the increased noise on this arterial roadway.

**James Dickey** – raised issues regarding light pollution and identified a concern that downward facing light fixtures reflected off of trailers at the Pitt-Ohio property

**David Gaskill** – asked about a plan to stop truck traffic near his home at the intersection of Lanark and Vera Cruz Roads

**John Demidont** – asked about idling restrictions and whether W Hopewell Road would be fixed “properly”. In addition he requested information on which properties would be impacted by the proposed turning lane

**Joseph & Lorin Musacchia** – requested information on the Center Valley Parkway flyover and the intent to widen Lanark Road. In addition, they noted that Lanark Road, W. Hopewell Road, and Route 309 were all in terrible condition

**William Flounders** – indicated that he received correspondence that specifically indicated that the improvements to Lanark Road were to accommodate truck turning movements associated with the proposed development of the motor freight terminal

**Joan Slota** – identified that there is a traffic problem and raised concerns about vehicles running red lights. She asked what accommodations were being made for truckers to pull over and park when they run out of hours and noted the impact of the proposed development on fire, police, and emergency services. She asked if the Township could require the developer to make a donation to these agencies.

**Tim Foley** – asked whether the PennDOT flyover project construction would be coordinated with the improvements on Route 309 related to the proposed development.

**Patricia Minguillon** – asked when the developer anticipated breaking ground for the project and was told Spring of 2024.

**Kim Strickler** – asked about the building height and whether the proposed berms would serve to hide views of structures. In addition she asked inquired about whether there were studies to address noise and air pollution issues as well as traffic to the area.

**Renee D’Amico** – identified concerns related to air pollution and noted that prevailing winds would carry any pollutants to the Sunnyside neighborhood. She suggested that this would decrease the safety of the residents.

**Karen Rabenold** – indicated that she felt that there should not be a traffic light at a residential development and suggested that truck traffic be directed to follow the route used by Aldi trucks. This would involve trucks using E Valley Road to Camp Meeting Road, to Saucon Valley Road, to Center Valley Parkway, and on to I-78. She read from the report associated with Ordinance 176 suggesting that W Hopewell Road was not suitable to accommodate truck traffic.

**Jesse Reis** – questioned whether his property would be impacted by the proposed improvements on W Hopewell Road

**Soemoe Aung** – asked whether there would be pedestrian accommodations included at the new signalized intersection

**Olya Cooler** – asked if the increased traffic on W Hopewell Road would result in an increased presence of police to control speeding issues and inquired whether a property

owner has a right to refuse to sell land necessary to accommodate the proposed roadway improvements

**Sam Amory** – asked if there would be a four-way stop at the intersection of Lanark and W Hopewell Roads

**Ben Rabenold** – posed a question related to the potential for an emergency shut down of Route 309 and the options for re-routing traffic during such an emergency.

**Keith Schumaker** – noted that Chestnut Drive is a “raceway” and that he anticipates this condition will move to W Hopewell. He asked if the developer would be willing to assist in installing speed bumps on W Hopewell. He is worried about the safety of the children who reside on this road.

**Connie Yandrisevitz** – raised questions about the length of the deceleration lane on north bound Route 309 and requested installation of speed bumps on all ancillary roads to Route 309.

#### **Discussion/Action Items**

None

#### **Public Comment**

None.

#### **Adjournment**

There being no further business, the meeting adjourned at 9:46 p.m. The next regular meeting is scheduled for March 7, 2023, at 6:30 p.m.