

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, May 2, 2023 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Chairperson 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
 Diana Inglis
 Tony Roman
 Bryan Macfarlane
 John Zelena

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Charlie Unangst, Hanover Engineering
 Thomas Dinkelacker, Township Solicitor

Board of Supervisors Meeting Actions

None

Minutes

The Commission members voted 5-0 to approve the April 4, 2023, meeting minutes. Commission member Anthony abstained as he did not attend the April meeting.

Subdivision and Land Development Reviews

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

Thomas Deily of Keystone Consulting Engineers, and Bryan Evans were present to address the Commission regarding the proposed expansion of the existing medivac building on Oakhurst Drive. After a brief discussion of the Hanover review comments and requested waivers, the Planning Commission took the following action on the plan:

The Commission acknowledged withdrawal of the waivers submitted with the application for relief from Sections 302.D.2, 302.D.4 (a-p), 302.D.5, and 511.

The Commission voted unanimously to recommend approval of the following waivers:

1. SALDO Section 503.A.1 requiring that adjacent streets meet the applicable minimum cartway and right-of-way width requirements;
2. SALDO Section 507.B.1 requiring that recreation trails be provided when designated on the Official Map;
3. SALDO Section 510 requiring the installation of sidewalks along all streets and

access drives;

The Commission voted unanimously to recommend **conditional approval** of a waiver of SALDO Section 518.E limiting the maximum slope of areas of earth excavation or fill to 3:1 unless stabilized by a retaining wall, specific to the area of proposed driveways serving proposed lots 1 and 2, subject to the following:

- a. Depiction of the exact number and type of trees to be preserved and a note prohibiting their removal;
- b. Removal of all invasive plants currently located along the Blue Church Road frontage;
- c. Receipt of a PennDOT HOP for the driveway locations;
- d. E&S review by Lehigh County Conservation District
- e. Installation of a low maintenance ground cover on all areas of 2:1 slopes

The Commission voted 5-1 to recommend **conditional approval** of the **Plan**, subject to the following:

1. Satisfaction of the following comments contained in the April 24, 2023, Hanover Engineering review letter:
 - a. Comments B 1-14, 16, 20, and 22;
 - b. Comments C 1-9;
2. Satisfaction of comments 2-5 contained in the April 25, 2023, review letter from Zoning Officer Trent Sear;
3. Revision of the record plan to identify with specificity each waiver granted, the purpose/impact of the waiver, the conditions/terms of each waiver and the date of the grant of relief by the Board of Supervisors;
4. Payment of all review fees due and owing.

B. Yamnicky Sketch Plan #2 Project No. 2021-08

Justin Strahorn of WB Homes was present to speak about the revisions to the proposed development of the R-2 zoned property. He advised the Commission that they would no longer seek to develop the site utilizing the Conservation Design Development provisions of the Zoning Ordinance due to the difficulty in bringing public water to the site.

The sketch plan which included six (6) lots at the terminus of Woodcrest Drive and three (3) lots fronting on Chestnut Hill Road, was reviewed by the Township consultants and numerous deficiencies associated with the information to be provided on a sketch plan submission were identified. The application did not include any requests for relief from the Ordinance.

The applicant was asked about further subdivision of the proposed lots and was advised to include plan notes and deed restrictions to prevent further development of proposed

lots 2 and 7. Since the proposal is a Sketch Plan, the Planning Commission took no action. The project will return for Commission review if an application for Preliminary/Final Subdivision Plan approval is submitted.

Discussion/Action Items

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 7:54 p.m. The next regular meeting is scheduled for June 6, 2023, at 6:30 p.m.