

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, August 6, 2024 – 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**  
                                  **George Bloeser**  
                                  **Diana Inglis**  
                                  **Bryan McFarlane**  
                                  **Tony Roman**  
                                  **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 6-0 to approve the July 2, 2024, meeting minutes and 5-0 to approve the January 3, 2024, meeting minutes as drafted.

**Discussion/Action Items**

A. E Valley Road, LLC Preliminary/Final Subdivision and Land Development Plan Project No. 2022-10 INTERSECTION SEPARATION WAIVERS ONLY  
Representatives for the project included Mike Peters (legal counsel), Jeff Bevan (Bohler Engineering, Rob Hoffman (Traffic Planning and Design) and Phil Malitsch (Tuskes Homes).

Attorney Peters identified the parties representing the project and provided a short update on the need for the requested waivers.

Mr. Malitsch reviewed a brief history of the project.

Mr. Bevan presented four (4) alternative road alignments that were considered when designing the project. He identified the reasons why these options were ultimately not selected including the impact on adjacent neighboring properties, the location of the established boundary between the Commercial Zone and the Conservation Design Buffer Overlay Zone, and alignment with the existing intersection of Preston Lane and Camp Meeting Road.

Mr. Hoffman reviewed the supplemental information submitted for consideration after the Commission's last meeting which included a sample of existing intersections in the Township that are not compliant with the required separation from an arterial as well as those that do not comply with the required separation from a collector, and a plan depicting the design of a deceleration lane that could be added to E Valley Road between the intersection with Route 309 and the proposed intersection of Preston Lane Extension. Mr. Hoffman also identified how the proposed alignment was consistent with the provisions for the arrangement of streets as set forth in Section 502.A.1.a-h of the SALDO. Commission members asked about the recommendation from the Township Engineer regarding widening of the shoulder rather than installation of a deceleration lane and Mr. Hoffman indicated that he had discussed this option with the engineer's office and was in agreement that it was reasonable and that the developer would be willing to design the project to include a 5' paved shoulder for the entire length of the property adjacent to E Valley Road.

The Commission received the following comments from the public:

**Randy Bloch** identified himself as the owner of Putt U located at 5180 E Valley Road. He indicated that, since the discussion at last month's meeting, he had not heard anything from the developer. He was pleased to see the plan with the deceleration lane as presented by the applicant but indicated that, as long as the proposed intersection remained in the same location, it would not change his objection to the project. Mr. Bloch provided some handouts to the Commission members and reiterated his concerns about the safety of children and families patronizing his business while warning them that if patrons were injured, he could be subjected to multiple liability claims. He advised the Commission that there was a curve in E Valley Road that prevented visibility of the intersection with Route 309 and then reported that the current owners were not properly maintaining the property which was falling into disrepair and appeared to be occupied by individuals without authority to stay there.

**Marc Rosenberg** questioned the orange line depicted on the road alignment alternatives plan and voiced his concern that adequate stormwater controls be implemented. Mr. Rosenberg also asked about the relocation of utilities along the E Valley frontage of the subject parcel and about the possibility of the installation of speed bumps due to the increased traffic that would result from the warehouse development.

**Jack Krupa** reported to the Commission that E Valley Road used to be a dirt road and that he believed that where there were other intersections in the Township which did not meet the intersection separation requirements, it was because they pre-existed the Route 309 improvements. Mr. Krupa indicated that there was no line of sight for cars headed east on E Valley Road such that, at the point of the proposed intersection, cars on E Valley were not able to see the intersection with Route 309. He questioned the ability to install a stop sign on E Valley Road at the location of the new intersection with Preston Lane Extension as well as the provision of guard rails along the roadway. Mr. Krupa questioned the presence of large dump trucks on E Valley Road, noted that speeding on the roadway was a problem, and confirmed that there are "bus loads of kids" at Putt U.

Based on the comments received, the Chair recommended that the applicant continue discussions with Mr. Bloch in order to explore options that would address his concerns about safety.

The Commission voted to recommend approval of the waivers of Sections 502.I.3.b and Section 503.I.3.c conditioned upon the applicant providing a 5' paved shoulder along the length of the property adjacent to E Valley Road subject to the satisfaction of the Township Engineer.

**Subdivision and Land Development Reviews**

Both plans scheduled for review were withdrawn from consideration by the applicants prior to the meeting.

**Public Comment**

None.

**Adjournment**

There being no further business, the meeting adjourned at 7:45 p.m. The next regular meeting is scheduled for September 3, 2024, at 6:30 p.m.