

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, December 6, 2022 - 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, Vice Chair
George Bloeser
Diana Inglis
Bryan Macfarlane
John Zelena

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

Board of Supervisors Meeting Actions

November 21, 2022 – approved planning module for McKinney Subdivision

Minutes

The Commission members voted 5-0 to approve the November 1, 2022 meeting minutes. Chairperson Falcone abstained due to her absence.

Subdivision and Land Development Reviews

A. APS/ CVS Preliminary/Final Subdivision Plan Project No. 2022-05A

Adam Citrullo, P.E. of Bohler Engineering was present to discuss the proposed subdivision with the Planning Commission. He reviewed the intent of the proposal and the actions already taken by the Zoning Hearing Board to provide relief from several zoning ordinance regulations necessitated by the proposal to create a separate lot for the existing CVS store.

The applicant's representative questioned the recommendations associated with the review of the requested waivers related to the provision of off-site information and the delineation of vehicle turning movements. In addition, questions were generated by Comments B.10, 11, 25, 37-40, and 42 in the Hanover review dated November 28, 2022. 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.

B. South Mountain Medivac Preliminary/Final LDP Project No. 022-15

Thomas Deily of Keystone Consulting Engineers was present to represent the applicant.

Mr. Deily clarified the intent of the project which will add a 4,256 square foot addition to the existing 4,860 square foot structure to provide for the indoor storage of existing emergency vehicle equipment. Next, he requested that the Commission consider waiving the requirement for Lehigh County Conservation District approval of the Erosion and Sediment Control Plan without the submission of a waiver request and without the opportunity for such request to be reviewed by the Commission's consultants. Mr. Deily was instructed to submit the request for review and consideration at a future meeting.

In reviewing the comments contained in the November 28, 2022 Hanover letter, Mr. Deily questioned B.11.b with regard to an easement for the shared access with the adjoining lot, B.12 as it relates to provision of a stop sign at the access drive intersection with Oakhurst Drive, and B.30 as it relates to the requirement for an Improvements Agreement for the project.

Mr. Bloeser asked if the Hydro-Terra letter had been received by the applicant's representative and if they understood the need to comply with Ms. Brown's comments. Additionally, the importance of compliance with the 100' setback between the building and the mapped fracture trace was identified as the proposed building is to be located just 105' from this carbonate feature.

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

A. 2023 Meeting Dates: Based on prior discussions, the meeting dates were set for the first Tuesday of the month except for the following:

January 4, 2023

July 12, 2023

September 13, 2023

November 15, 2023

B. Letter of Support – North Branch Sanitary Sewer Interceptor Project

The Commission was requested to consider execution of correspondence documenting their support for this project. The correspondence is required to be included in the application for grant funding the Township is seeking for the project. The Commission authorized execution of the letter of support.

C. Letter of Support – Vera Cruz Road Water Main Replacement Project

The Commission was requested to consider execution of correspondence documenting their support for this project. The correspondence is required to be included in the application for grant funding the Township is seeking for the project. The Commission authorized execution of the letter of support.

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 7:37 p.m. The next regular meeting is scheduled for January 4, 2023, at 6:30 p.m.