

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, April 4, 2023 - 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Chairperson Falcone called the meeting to order at 6:28 p.m. with the reciting of the Pledge of Allegiance.

Members Present: Samantha Falcone, Chair
George Bloeser
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 6-0 to approve the March 7, 2023 meeting minutes.

Subdivision and Land Development Reviews

A. LVHN South Mountain Medivac Preliminary/Final Land Development Plan Project No. 2022-15

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 PC voted unanimously to recommend **conditional approval** of the following **waivers**:

1. Subdivision and Land Development (SALDO) Section 302.D.2 which requires that existing contour information be provided on and within 200' of the subject property. The condition imposed is that this information be provided on and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance unless the subject of a current or future imposed condition of approval.

2. Subdivision and Land Development (SALDO) Section 302.D.4(a)-(p) which requires the provision of information related to natural and cultural features on and within 200' of the subject property. The condition imposed is that this information be provided on and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance.
3. Subdivision and Land Development (SALDO) Section 302.D.5(a)-(p) which requires that the plan identify a variety of man-made features located on and within 200' of the subject property. The condition imposed is that this information be provided for a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance and,

The PC voted unanimously to recommend **approval** of the following **waivers**:

1. Subdivision and Land Development Ordinance (SALDO) Sections 510, 507.B, and 518.B.1 requiring the provision of sidewalks and/or a recreational trail along Oakhurst Drive; and the provision of street trees along Oakhurst Drive and,

The PC voted 6-0 to recommend **conditional approval** of the **Plan**, subject to the following:

1. Satisfaction of the following comments contained in the March 21, 2023 Hanover Engineering Associates review letter:
 - a. Comments B. 1,5-9, and 13.
 - b. Comments C. 1-5.
2. Satisfaction of the comments contained in the December 1, 2022 review letter from the Chief of the Upper Saucon Volunteer Fire Department #1;
3. Execution of a subdivision and land development improvements agreement to the satisfaction of the Township;
4. Execution of an Ordinance 108-B (or C) Agreement to the satisfaction of the Township;
5. Provision of an irrevocable stand-by letter of credit in a form and amount satisfactory to the Township to secure completion of all required improvements;
6. Revision of the record plan to identify with specificity each waiver or deferral granted, the purpose/impact of the waiver or deferral, the conditions/terms of each waiver or deferral and the date of the grant of relief by the Board of Supervisors and,
7. Payment of all review fees due and owing.

It is anticipated that the PC's recommendation will be considered by the Board of Supervisors at its meeting on May 8, 2023. At that time, action will be taken on the Plan.

Discussion/Action Items

A. 1200 Beverly Hills Road - Lower Milford Subdivision

The Commission reviewed information related to a proposed eighteen (18) lot subdivision in Lower Milford Township which is anticipated to add new vehicle trips to the intersection of Chestnut Hill Road and Beverly Hills Road that is located entirely in

Upper Saucon Township. This intersection has had a significant number of reportable crashes between 2017 and 2021. The intersection changed from a two-way stop to a four-way stop in 2019. The LVPC review of the proposed development recommended that stop bars be installed on Beverly Hills Road to “emphasize that there is a stop controlled intersection.” Stop bars already exist on Chestnut Hill Road.

Beverly Hills Road is a PaDOT road and therefore they must approve any such improvement to the intersection. The Commission members discussed whether the addition of stop bars would provide a noticeable increase in safety given that multiple stop ahead signs are already in place at all approaches to the intersection.

The Commission recommended that staff prepare a letter to PaDOT identifying the safety concerns and requesting the installation of stop bars on Beverly Hills Road.

B. President Pump Site Commission member Bloeser raised concerns regarding the condition of the President Pump located on Lehigh University property and identified the importance of the Township taking action to limit further vandalism of the site where, he suggested, Lehigh wants to develop an historic park. In response, Lehigh’s ownership and responsibility for the site as well as their prior commitment to secure this resource were identified, as well as the fact that the Township’s recently adopted Comprehensive Plan incorporates a draft design for the development of a park at this location. Without the cooperation of the property owner, there is little more the Township could do to protect the historic resource or further the creation of a park.

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 7:20 p.m. The next regular meeting is scheduled for May 2, 2023, at 6:30 p.m.