

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, May 7, 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**
 Gerry Anthony
 George Bloeser
 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

A. February 26, 2024 - Approval Route 309 Commerce Center: Resolution 2024-07

Minutes

The Commission members voted 6-0 to approve the February 2, 2024, meeting minutes.

Subdivision and Land Development Reviews

None.

Discussion/Action Items

A. Strawberry Hill Preliminary/Final Subdivision Project No. 2021-07A (waivers only)
Justin Strahorn of WB Homes and Erich Schock of Fitzpatrick, Lentz & Bubba were present to represent the developer and discuss the project with the Commission. The developer is requesting several waivers to allow for the development of the site under the Conservation Design provisions in the R-2 Zone. Those waivers most critical to the project moving forward are related to the length of the proposed cul-de-sac, and the provision of a second point of access to the site. Mr. Strahorn identified the intent to provide an emergency only access from the site to Blue Church Road as an alternative to compliance with these specific regulations. The Commission identified the option of eliminating two (2) of the twenty-two (22) proposed lots in order to eliminate some of the compliance issues, however, Mr. Strahorn indicated that the twenty-two (22) lots were necessary to make the project work.

The Commission briefly discussed some of the other requests for relief with Mr. Strahorn who identified how the project had been revised to address some of the previously identified concerns. Several members of the public in attendance provided comment on the project as follows:

Resident at 3475 Courtney Drive asked about the type of basin fencing and what features would be incorporated as part of the open space.

Residents at 5382 Red Oak Drive indicated that only one entrance to the project should not be allowed and that they don't want the quality of their lives impacted by the development. The presence of a blind turn, a lack of sidewalks and lighting were identified as concerns

Resident at 5387 Red Oak Drive reported that barely one car can get through due to on-street parking on Red Oak Drive.

Resident at 7040 Maple Court raised a concern about construction vehicles entering the site from Red Oak Drive

Resident at 5388 Red Oak Drive indicated an opposition to this coming through our neighborhood and disrupting our lives.

Following public comment, the Commission concluded discussions. The applicant will return for a future meeting after considering the feedback received.

B. Yamnicky Planning Modules

The Commission reviewed the planning modules associated with a proposed subdivision of the Yamnicky property. Three (3) of the lots are located along Chestnut Hill Road and will be served by on-lot sewer and water systems. This portion of the site is the subject of the module exemption as it is consistent with the current Act 537 Plan for the Township.

Six (6) of the nine (9) lots are located at the present terminus of Woodcrest Drive where they are to be served by public sewer and on-lot water supply like the existing lots in The Laurels Subdivision. However, this portion of the subdivision is located outside of the Sewer Service Area as it is delineated in the Township's 2001 Act 537 Plan Revision and the Component 3 Module must be executed in order to make this minor alteration.

The Commission voted unanimously to recommend that the Board approve both modules.

C. Amendment to Comprehensive Recreation and Open Space Plan

The Planning Commission reviewed the proposal to amend the Comprehensive Recreation and Open Space Plan to include two (2) additional sites, identified as parcels 34 [1760 Taylor Drive] and 35 [501 N Liberty Street], for potential acquisition. The Commission voted unanimously to recommend that the Board amend the Plan to allow for acquisition of these parcels.

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 7:09 p.m. The next regular meeting is scheduled for June 4, 2024, at 6:30 p.m.