

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, July 2, 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
 Diana Inglis
 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

A. June 10, 2024 – Approval Perrucci/Grube LLA

Minutes

The Commission members voted 6-0 to approve the May 7, 2024, meeting minutes.

Subdivision and Land Development Reviews

A. E Valley Land, LLC Preliminary/Final Subdivision and Land Development Plan
Project No. 2022-10 **WAIVERS**

Representatives for the project included Joe Piperato (legal counsel), Jeff Bevan (Bohler Engineering, Rob Hoffman (Traffic Planning and Design) and Phil Malitsch (Tuskes Homes).

Mr. Bevan read through and described the reasoning for the requested relief identified as waivers 1-5. Commission members questioned the need for and proposed location of on-street parking along proposed Preston Lane Extension as well as requesting clarification of the stop controls proposed at the various intersections that are part of the project.

Mr. Hoffman addressed the requested relief identified as waivers 6-10 which were all associated with the design of the proposed street network for the project. Commission members questioned whether the clear sight measurements provided considered daytime or nighttime conditions and, requested consideration of some type of pedestrian crossing signage for the trail crossing Camp Meeting Road. The speed of cars exiting Route 309 onto E Valley Road was acknowledged and the possibility of traffic

calming devices and/or a deceleration lane being installed on E Valley Road was discussed as potential methods of mitigation.

Mr. Bevan discussed the waiver related to the design of the alley terminus at E Valley Road as well as the waiver for sidewalks along Camp Meeting Road before addressing the relief from the Stormwater Management Ordinance.

The Commission received the following comments from the public:

Frank D'Amore identified himself as counsel representing Randy Bloch. He noted that the road (Preston Lane Extension) doesn't need to exist so it is unclear why the Commission would be discussing waivers related to its location. In addition, with regard to waivers listed as 6-10, he indicated that he had heard nothing that qualifies the applicant to obtain waiver relief.

Randy Bloch identified himself as the owner of Putt U located at 5180 E Valley Road and indicated that he wished to address waiver #8 which relates to the required separation distance from an arterial roadway. After providing background on the success of his business, Mr. Bloch provided some handouts to the Commission members and identified his concerns about the currently inadequate width of E Valley Road and the perceived speed at which cars currently enter and travel on the roadway from Route 309. He identified his apprehension regarding the safety of the proposed intersection of Preston Lane Extension and E Valley Road and his fear of its impact on his business.

Brad Hetrich indicated that he has attended six (6) years of meetings related to the development of this site and that he wished to update the 'Board' members that might be less familiar with the project about the issues. He acknowledged agreement with the concerns about Preston Lane Extension that were raised by Mr. Bloch and identified that he did not want the roadway. He asserted that the layout of the proposal was driven by a desire to increase density and noted that he and his neighbors just did not want to be 'impeded' upon by the project. Mr. Hetrich offered a solution by suggesting that the roadway be moved to connect somewhere else. He suggested that the open space should remain in the existing location, Clover Drive should not be extended (as called for in the approved Saucon Acres Subdivision Plan), and that traffic calming measures should be instituted on E Valley Road. He concluded by suggesting that the Township provide the residents that have "been here" the same respect they provide to the developers.

Following some review and clarification of the requested relief, the Commission voted to recommend approval of the waivers listed as 1-6 and 9-16 with the conditions as provided in the review prepared by staff.

The Commission tabled action on waivers listed as numbers 7 and 8 [intersection separation issues for streets intersecting E Valley Road] to allow the applicant time to present additional information.

Discussion/Action Items

A. Ordinance 141-AA

The Commission reviewed this proposed text amendment which would update the ordinance to address the types of medical-related facilities permitted in the Township and provide specific regulations for a specialty hospital – a newly defined use to be permitted in the C-Commercial Zone.

Chairperson Falcone questioned whether the language in section 495.A.10 related to the term ‘disturbance’ would adversely impact how that term is defined in other ordinances and in the NPDES permitting process. However, it was noted that, due to the specific reference to Sections 495.A.10.a and b, this will not be an issue.

Mr. Bloeser raised a concern about the language of proposed section 495.A.14.a which requires screening to be included when the 150’ separation distance between an emergency entrance and properties in residential zoning districts is not met. Mr. Bloeser noted that the language needed to include a limit on the amount of relief that would be mitigated by the required screening. For instance, would the 150’ measurement be permitted to be reduced to 75’? 50’? 10’? Staff agreed that a limit needed to be included and to provide this recommendation to the Board of Supervisors.

Commission members voted 6-0 to recommend that the Board of Supervisors approve the proposed amendment with the addition of language to modify section 495.A.14.a.

B. Ordinance 141-BB

This proposal would amend the official zoning map to change the designation of three (3) parcels of land totaling 3.579 acres from R-2 Suburban Residential to C Commercial. These parcels are adjacent to existing commercially zoned properties along Route 309 South and the south side of Passer Road.

There were no residents present at the meeting to identify any concerns related to the amendment. The applicant provided no input to the Commission. There were no questions from the Commission members who voted unanimously (6-0) to recommend approval of Ordinance 141-BB to the Board of Supervisors.

C. Amendment to the Stormwater Management Ordinance.

The Planning Commission was provided with copies of proposed Ordinance 108-C which was adopted by the Board at their meeting on June 10, 2024. Staff summarized the changes to the document and how they would impact those projects already under review. There were no questions from the Commission members.

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 8:45 p.m. The next regular meeting is scheduled for August 6, 2024, at 6:30 p.m.