

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, June 7, 2016 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:33 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice Chair
 George Bloeser
 Alfred Cancellieri
 Rod Chirumbolo
 Bryan Macfarlane
 Antonio Roman

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

Minutes

The minutes of the April 5, 2016 meeting were approved. The minutes of the May 3, 2016 meeting were revised to accurately identify which members were present and then approved.

Subdivision and Land Development Reviews

Univest Bank – Sketch Plan Proposed Subdivision and Land Development #2016-03

Representatives for the applicants reviewed the proposal to subdivide a fourth lot from the former Center Valley Golf Club property for construction of Univest branch banking location. The Planning Commission Chair recused herself and participated in the discussion as a representative for the applicant. Discussion included the non-conforming nature of the lot with regard to minimum lot width as well as non-compliance with the design requirements for landscaping and maximum parking criteria. As a sketch plan, no formal action by the Commission was necessary.

Jani/Papciak – Final Subdivision Plan #2016-02

Representatives for the project outlined the proposal to create three residential lots from an existing +/-5 acre property along Blue Church Road South. One residence and a barn currently exist on the site. The existing home would occupy one of the new lots while the barn would become an accessory use to a new proposed dwelling on lot #1. A second proposed dwelling

would be located on new lot #3. The proposal previously obtained relief for various setback issues from the Zoning Hearing Board at a meeting held on March 7, 2016.

A list of waivers, which was not included with the original submission, was presented to the Commission for consideration. The Commission tabled action on the proposal to allow for appropriate evaluation of the requested waivers by the Township and its consultants, preparation and submission of the required natural and cultural features plan/report by the applicant, and clarification of the disposition of the existing barn on the site which had previously been identified as being converted to a residential use.

Public Comment

No public comment.

Discussion

Environmental Advisory Council

Mr. Roman reported on the EAC meeting and noted that the group continues to discuss multiple different projects.

Adjournment

There being no further business, the meeting adjourned at 8:00 p.m. The next regular meeting is scheduled for July 6, 2016, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary