

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 1, 2016 - 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Ms. Falcone called the meeting to order at 6:37 p.m. with the reciting of the Pledge of Allegiance.

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

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

**Minutes**

The minutes of the February 2, 2016 meeting were approved

**Subdivision and Land Development Reviews**

**Springhill Suites/Stabler Lot #10 - Preliminary/Final Land Development Plan #2015 - 03**

Planning Commission members discussed in detail each of the five (5) requested waivers of the Subdivision and Land Development Ordinance and the four (4) requested waivers of Ordinance 108-B Stormwater Management. There was significant debate about the safety of the single access to the site and the ability to obtain an easement for emergency access from the adjacent landowner. Ultimately, a recommendation of approval with conditions was provided for each of these nine (9) requested waivers. In addition, at the recommendation of the solicitor, the Commission supported a tenth waiver allowing the plan to move forward prior to obtaining a final decision from the Zoning Hearing Board.

A motion to recommend conditional approval for the Preliminary/Final Land Development plan was unanimously approved by the Commission members.

**Public Comment**

No public comment.

**Discussion Items**

**Mainstreet Transitional Care Facility – Preliminary/Final Subdivision and Preliminary/Final Land Development Plan #2015-11 – Discussion of Revised Request for Waivers**

The applicant’s original request for consideration of twenty (20) waivers from the Subdivision and Land Development Ordinance, Ordinance 108-B Stormwater Management, and Ordinance 153 – Standard Construction Documents was withdrawn from the Commission’s February meeting agenda. A revised set of waiver requests was resubmitted for discussion.

The applicant for the project, which involves the installation of a new cul-de-sac street to serve a new nine (9) acre lot that will be developed with a 100-bed transitional care facility, requested relief from fifteen (15) separate regulations applicable to the development of the site. The Commission discussed each of these requests at length. The applicability of the relief and potential conditions of approval were specifically evaluated and debated.

Although the Commission took no action on this discussion item, general support for the requested relief, subject to appropriate conditions was voiced. It is anticipated that the applicant will return to the next Planning Commission Meeting on April 5<sup>th</sup> to seek approval of the plan and associated waivers.

**Environmental Advisory Council**

Mr. Roman reported on the EAC meeting held in February. Several events have been scheduled to take place in April.

**Adjournment**

There being no further business, the meeting adjourned at 9:25 p.m. The next regular meeting is scheduled for April 5, 2016, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary