

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, May 3, 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**
 Alfred Cancellieri
 Bryan Macfarlane
 Antonio Roman
 George Bloeser

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Thomas Dinkelacker, Township Solicitor
 Charles H. Unangst, Township Engineer

Subdivision and Land Development Reviews

Mainstreet Transitional Care Facility – Preliminary/Final Subdivision and Preliminary/Final Land Development Plan #2015-11

Representatives for the applicants reviewed changes to the proposed access and emergency access designs for the project; acknowledging that the current discussion for use of the previously approved emergency access through the hotel property was for the Mainstreet Transitional Care Facility only at this time. The Township identified its concerns with this arrangement, noting that the establishment of a second access was associated with the proposed length of the Bunker Lane cul-de-sac which would serve additional users.

Additional information was presented regarding the anticipated time line for the receipt of approvals from DEP, PaDOT, and LCCD, as well as the preparation of all required agreements. A thirteen (13) month construction period was also identified.

Previously requested waivers for Section 302.E.22, 502.F, and 502.I.2 were formally withdrawn and there was an agreement to record the revision to the Open Space plan separately from the Subdivision and Land Development plan sheets for the project.

Planning Commission members evaluated action on each of the fourteen (14) remaining waiver requests and approved each, with associated conditions, individually.

A motion to recommend conditional approval for the Preliminary/Final Land Development plan was made by Mr. Cancellieri and seconded by Mr. Macfarlane. The motion was unanimously approved by the Commission members.

Public Comment

No public comment.

Discussion

Environmental Advisory Council

Mr. Roman reported on the EAC meeting held in April which was a joint meeting with members of the Park and Recreation Commission. Discussion focused on joint projects and potential preservation sites of interest to both groups. Mr. Roman also reported that the Council's educational efforts were going well.

Adjournment

There being no further business, the meeting adjourned at 8:15 p.m. The next regular meeting is scheduled for June 7, 2016, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary