

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, October 4, 2016 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. 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, Vice-Chair
 George Bloeser
 Bryan Macfarlane
 Antonio Roman

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

Minutes

The minutes of the September 6, 2016 meeting were not yet available for review.

Subdivision and Land Development Reviews

None. Projects identified on the original agenda were withdrawn from consideration prior to the start of the meeting.

Proposed Ordinance 145-L

Staff briefly summarized the intent of proposed Ordinance 141-L. This ordinance will designate 101.009 acres of land, generally known as the Locust Valley Golf Course, as an Age Qualified Overlay Zone and allow for development of no more than one hundred and twenty-five (125) dwelling units. The Commission received a presentation from the potential developer of this site at their April meeting where they indicated their support for age qualified development of the site.

As a follow up to the discussion that took place in April, Mr. Bloeser inquired whether the developer had investigated the ability to provide access to Blue Church Road. Mr. Ashford, owner of the property, indicated that the site does not abut Blue Church Road and therefore there is no ability to establish such a connection.

In keeping with their earlier support for the concept, the Commission voted unanimously (5-0) to recommend adoption of the proposed Ordinance 141-L as drafted.

Proposed Ordinance 141-N

This ordinance, which is intended to establish a Village Commercial Overlay Zone on two parcels of land totaling 2.0880 acres, was reviewed by the Commission. The applicant, represented by Ms. Kate Durso of Fitzpatrick, Lentz, and Bubba and, Mr. Jason Buchta of Ott Engineering, has identified the desire to rezone these properties in order to resolve the non-conforming status of the restaurant that exists on the site, alleviate an existing parking problem by expanding the on-site parking lot and, create a small, outside seating area for patrons.

Information regarding the details of the Village Commercial Overlay Zone were briefly discussed and the site's connection to public sewer and water as well as access to an arterial roadway were identified. The non-residential development on three of the four corners of the intersection of Route 378 with Preston Lane was also highlighted.

The proposed ordinance includes specific language requiring the installation of a landscape buffer along the property boundary with the adjacent lot which contains an existing dwelling unit and is located in the R-2 zoning district. Potential purchasers of this home were in attendance and expressed support for both the design of the buffer and the proposed zoning change.

After general discussion about the existing and future access points to the property, the Commission voted unanimously (5-0) to recommend adoption of proposed Ordinance 141-N.

Environmental Advisory Council

No report.

Appointment of PC member to EAC for 2017

Mr. Roman expressed his appreciation for the opportunity to serve as the representative in 2016 and identified his inability to continue in this role for 2017. The Commission briefly discussed which Commission members might have some interest in the position but, without the full complement of Commission members in attendance, agreed to wait until a future meeting to provide this recommendation.

Adjournment

There being no further business, the meeting adjourned at 7:05 p.m. The next regular meeting is scheduled for November 1, 2016, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary