

MINUTES  
UPPER SAUCON TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
Tuesday, November 1, 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  
                                  Alfred Cancellieri  
                                  Rod Chirumbolo

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

Minutes

The minutes of the October 4, 2016 meeting were approved after correcting the date of the September meeting for which minutes were acted on.

Subdivision and Land Development Reviews

**Center Valley Club Lot 'C'** – the applicant requested to be removed from the agenda prior to the start of the meeting.

**Jani/Papciak (6193 Blue Church Road) - #2016-02**

The applicant was represented by Mr. Gene Jani, engineering consultant Brian Gasda, and legal counsel Tom Schlegel. Mr. Dinkelacker provided an update on the status of the plan which had been before the Zoning Hearing Board since the last Commission meeting, and identified the terms of the settlement agreement regarding the approval of a residential lot which would, for a time, contain only an accessory use (the existing barn.). The proposed settlement agreement contains the following terms:

- a. The Plan may be recorded with the barn on Lot 3 as an accessory structure;
- b. As a condition of plan recording, security will be provided by the developer and held by the Township in a non-interest bearing escrow account, in an amount reflecting the cost to demolish the barn;
- c. The amount of the security will be the highest of 3 estimates to be obtained by the Developer and approved by the Township;
- d. The security will be released upon the occurrence of any one of the following **within 18 months of conditional plan approval by the BOS:**
  - i. Completion of demolition of the barn,
  - ii. Issuance of a building permit for, and commencement of, conversion of barn to a residence or
  - iii. Issuance of a building permit for, and commencement of, construction of a detached single family dwelling on Lot 3;

Mr. Jani appealed to the Commission to revise the agreement to allow for longer than 18 months however, Mr. Dinkelacker indicated that the Planning Commission did not have the authority to approve the agreement; this would be the purview of the Board of Supervisors.

Ms. Falcone questioned comments B.2 related to the Lehigh Valley Planning Commission review and comment B.6 regarding the need for a PaDOT HOP as specified in the Hanover Engineering review letter dated October 20, 2016. Further discussion included clarification of the need for replacement of trees removed from the site, and the recommendation on the waiver request related to the requirement for sidewalk to be located along Blue Church Road. Mr. Jani identified that there were seven (7) dead or diseased trees along Blue Church Road that would need to be removed but would be replaced. Also discussed was the prior direction regarding the identification of areas in public use per the Township's Official Map - Planning Comment #2 from the October 26, 2016 memo of Trisha Lang, Director of Community Development.

Mr. Jani indicated that the areas of impervious surface identified as TBR- To Be Removed on the plan would be removed prior to recording of the plan such that no cost estimate for this work and no Improvements Agreement would be needed.

A motion to recommend conditional approval for the Preliminary/Final Subdivision Plan was made by Mr. Chirumbolo and seconded by Mr. Anthony. The motion was unanimously approved by the Commission members.

#### **Environmental Advisory Council**

No report.

#### **Appointment of PC member to EAC for 2017**

The Commission briefly discussed which Commission members might have some interest in being appointed however, those Commission members in attendance agreed to wait until those awaiting reappointment knew whether they would be eligible.

#### **Adjournment**

There being no further business, the meeting adjourned at 7:27 p.m. The next regular meeting is scheduled for December 6, 2016, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary