

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Reorganization Meeting
WEDNESDAY, January 4, 2017 – 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
 Bryan McFarlane
 George Bloeser
 Rod Chirumbolo
 Antonio Roman

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

Reorganization:

Nominations were accepted and motions were unanimously approved to elect the following:
Samantha Falcone, Chair
Gerry Anthony, Vice Chair
Trisha Lang, Secretary

Minutes:

The minutes of the November 1, 2016 meeting were adopted as presented.

Subdivision and Land Development Reviews

DeSales University Upperclassmen Village – Phase 2:

The applicant was represented at the meeting by Mr. Marc Albanese, legal counsel Kate Durso, and Martin Smith of the firm Pany & Lentz, engineering consultant.

The second phase of the project includes the construction of buildings #3 and #4 which are intended to include an additional 140 beds, and all associated infrastructure. The Preliminary Plan and Phase 1 Plans were approved back in April 2013.

Based on a discussion of the proposal, it was determined that three (3) of the four (4) requested waivers had already been granted as part of the Preliminary Plan approval and were therefore withdrawn from consideration. In addition, it was noted that both the Phase 1 plan and the proposed Phase 2 plan provided for more beds than anticipated during the Preliminary Plan review. As this may cause issues with both the expected traffic impact and allotted EDUs for the project, there was agreement to meet with the Township prior to the submission of the application for any work related to the next phase (3) of the four-phase project.

Commission member Chirumbolo made the motion to recommend conditional approval of the project with a second by Commission member Roman. The motion was unanimously approved by the Commission subject to comments provided in the following reviews:

- 12/21/16 review by The Pidcock Company
- 12/14/16 review by Leidos
- 12/7/16 review by SEA
- 12/19/16 review by Chief Castetter
- 12/16/16 review by the Director of Community Development

Conditions also included the addition of plan notes regarding the previously granted waivers and the standard conditions related to agreements and surety.

Public Comment

Comment was received regarding the Southern Lehigh Chamber of Commerce's desire to be updated on projects in the Township with specific attention to the Route 309 flyover and the status of the Locust Valley Golf Course property.

Discussion

Gerry Anthony was nominated and unanimously approved to serve as the Commission's representative to the Environmental Advisory Council (EAC).

Adjournment

There being no further business, the meeting adjourned at 7:34 p.m. The next regular meeting is scheduled for February 7, 2017

Respectfully submitted,

Patricia Lang,
Secretary